1987
ALBERTA HOUSE COST COMPARISON STUDY

Single Detached Dwelling

Alberta
MUNICIPAL AFFAIRS
Housing Division

1987 ALBERTA HOUSE COST COMPARISON STUDY

SINGLE - DETACHED DWELLING

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PREFACE

The main purpose of the 1987 Alberta House Cost Comparison Study is to provide estimates of the hard construction costs of a prototypical single-detached dwelling and a 24 unit walk-up apartment in nine urban centres in this Province.

The study also compares 1987 residential construction costs with those of previous years in the selected urban centres. Most emphasis is given to a comparison of 1987 with 1986 costs and the study includes an analysis of these differences.

The 1987 study has been carried out by Helyar & Associates and is documented in three reports:

1987 Alberta House Cost Comparison Study : Executive Summary
1987 Alberta House Cost Comparison Study : Single-Detached Dwelling
1987 Alberta House Cost Comparison Study : Walk-Up Apartment

Additional copies of any of these reports can be ordered from :

ALBERTA MUNICIPAL AFFAIRS
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2nd Floor, 9925 - 107 Street
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1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 Objectives

The objectives of the 1987 Alberta House Cost Comparison Study were:

1. To determine 1987 hard residential construction costs in selected urban centres in Alberta.
2. To determine reasons for differences in residential construction costs in the selected centres.
3. To carry out detailed comparisons of 1987 residential construction costs with 1986 residential construction costs in the selected centres.
4. To determine and comment on residential construction cost trends over the last eight years in the selected centres.

1.2 Scope of Work

The 1987 Alberta House Cost Comparison Study examines the construction costs of a typical single-detached dwelling and a 24 unit walk-up apartment building.

The study has been documented in three reports : an Executive Summary, a report on a typical single-detached dwelling and a report on a walk-up apartment. This report deals with the single-detached dwelling.

The study examines building construction costs in the following centres:

1. Edmonton
2. Calgary
3. Red Deer
4. Fort McMurray
5. Grande Prairie
6. Hinton
7. Lethbridge
8. Medicine Hat
9. Lloydminster

1.0 INTRODUCTION

1.2 Scope of Work (continued)

The cost analysis of both the single-detached dwelling and the walk-up apartment examines the building construction cost differences between each of the centres and highlights the reasons for those differences with reference to such factors as :

a) material costs,
b) labour costs, and
c) building features and inclusions.

The cost estimates of the single-detached dwelling for each centre include all structural, finishing, mechanical, and electrical work as shown on the drawings and included in the specifications, and also include allowances for site overhead. The cost estimate excludes the following items :

a) cost of land and site clearance,
b) site servicing costs,
c) site development costs,
d) design fees and expenses,
e) legal fees and expenses, and
f) marketing and real estate financing costs,
g) appliances (fridge and stove), and
h) general contractor's overhead and profit.

1.0 INTRODUCTION

1.3 Drawings

The drawings used in the study for the single-detached dwelling include :

1) Basement/Foundation plan
2) Main floor plan
3) Building elevations
4) Building sections

These drawings are included in the Appendix.

1.4 Approach

The building construction costs are detailed in the report under the headings of labour and material/equipment costs. Labour rates used in the report are either those established by the trade union concerned, or by the market where trade union rates do not apply. In most cases, a realistic assessment of labour rates has been established by examining the circumstances of the particular sub-trade within the building industry. Material prices have been evaluated from building materials suppliers' lists. Average discounts are applied in order to establish a realistic market price for the materials to contractors.

The research carried out in this study identified some differences between the material quantities used in previous studies and quantities estimated in this study. However, in order to enable comparisons between 1987 estimated costs and previous years' costs on a consistent basis, previously indentified quantities were used to estimate 1987 construction costs.

1.0 INTRODUCTION

1.4 Approach (continued)

The cost data are assembled by sub-trade and presented in 22 trade categories. The sub-trade operations are combined within each trade category in order to reflect current estimating practice within the industry.

A computer program was developed in order to collate and present the cost data which were assembled for the nine centres. The quantities and trade descriptions were initially established for the prototypical house and apartment building. The cost data applicable to the relevant quantities and trade descriptions for each centre were then processed by computer.

The cost effects of market forces and building industry conditions are addressed in the 'Commentary' section of this report.

2.0 SUMMARY OF FINDINGS FOR THE SINGLE - DETACHED DWELLING

2.0 SUMMARY OF FINDINGS FOR THE SINGLE-DETACHED DWELLING

TABLE SD. 1 : Total Building Costs

ITEM	EDMONTON		CALGARY		RED DEER		FORT McMURRAY		GRANDE PRAIRIE		HINTON		LETHBRIDGE		MEDICINE HAT		LLOYDMINSTER	
ELEMENT	TOTAL $	%	TOTAL $	%	TOTAL $	%	TOTAL $	%	TOTAL $	%	TOTAL $	%	TOTAL $	%	TOTAL $	%	TOTAL $	%
Labour	10,604	25.2	12,438	26.7	12,143	26.5	14,642	27.9	12,985	26.7	13,473	28.4	11,936	26.7	11,747	26.1	12,224	26.1
Material	31,526	74.8	34,168	73.3	33,697	73.5	37,918	72.1	35,670	73.3	33,940	71.6	32,753	73.3	33,340	73.9	34,594	73.9
* Total 1987	42,130	100.0	46,606	100.0	45,840	100.0	52,561	100.0	48,655	100.0	47,416	100.0	44,691	100.0	45,086	100.0	46,816	100.0
Cost per m2	$421.30		$466.06		$458.40		$525.61		$486.55		$474.16		$446.91		$450.86		$468.16	
Cost per SF	$39.14		$43.30		$42.59		$48.83		$45.20		$44.05		$41.52		$41.89		$43.49	
Total 1986	$38,797		$38,616		$39,829		$47,773		$44,948		$43,876		$40,766		$40,947		$43,546	
Changes From 1986	8.6%		20.7%		15.1%		10.0%		8.2%		8.1%		9.6%		10.1%		7.5%	

* Several total figures may appear as not added correctly. This is due to the rounding effect in the calculations of the detail costing for each centre.

2.0 SUMMARY OF FINDINGS FOR THE SINGLE-DETACHED DWELLING

TABLE SD. 2 : Comparative Cost Ratios *

LOCATION	EDMONTON	CALGARY	RED DEER	FORT McMURRAY	GRANDE PRAIRIE	HINTON	LETHBRIDGE	MEDICINE HAT	LLOYD-MINSTER
EDMONTON	1.00	1.11	1.09	1.25	1.15	1.13	1.06	1.07	1.11
CALGARY	0.90	1.00	0.98	1.13	1.04	1.02	0.96	0.97	1.00
RED DEER	0.92	1.02	1.00	1.15	1.06	1.03	0.97	0.98	1.02
FORT McMURRAY	0.80	0.89	0.87	1.00	0.93	0.90	0.85	0.86	0.89
GRANDE PRAIRIE	0.87	0.96	0.94	1.08	1.00	0.97	0.92	0.93	0.96
HINTON	0.89	0.98	0.97	1.11	1.03	1.00	0.94	0.95	0.99
LETHBRIDGE	0.94	1.04	1.03	1.18	1.09	1.06	1.00	1.01	1.05
MEDICINE HAT	0.93	1.03	1.02	1.17	1.08	1.05	0.99	1.00	1.04
LLOYD-MINSTER	0.90	1.00	0.98	1.12	1.04	1.01	0.95	0.96	1.00

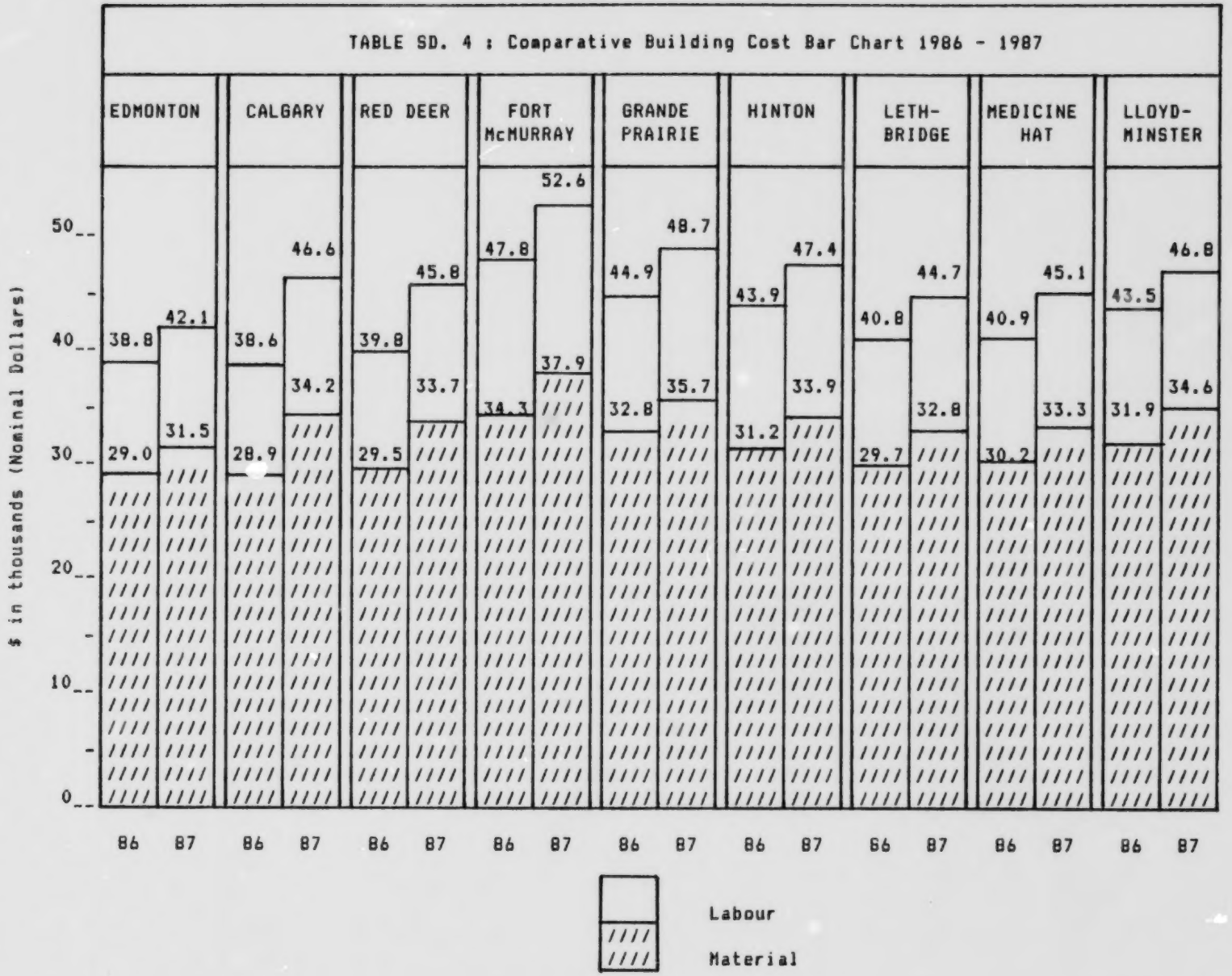
* Entries refer to the ratio of the price for a city in the top row of the table divided by a price for the city listed in the column. For example, Red Deer costs are 1.09 times Edmonton costs.

2.0 SUMMARY OF FINDINGS FOR THE SINGLE-DETACHED DWELLING

TABLE SD. 3 : Comparative Cost Table 1986 - 1987

LOCATION	EDMONTON	CALGARY	RED DEER	FORT McMURRAY	GRANDE PRAIRIE	HINTON	LETHBRIDGE	MEDICINE HAT	LLOYD-MINSTER
Labour Cost									
1987	$10,604	$12,438	$12,143	$14,642	$12,985	$13,473	$11,936	$11,747	$12,224
1986	$9,782	$9,713	$10,347	$13,460	$12,156	$12,719	$11,063	$10,740	$11,624
Difference	822	2725	1796	1182	829	754	873	1007	600
% Difference	8.4%	28.1%	17.4%	8.8%	6.8%	5.9%	7.9%	9.4%	5.2%
Mat'l Cost									
1987	$31,526	$34,168	$33,697	$37,918	$35,670	$33,940	$32,753	$33,340	$34,594
1986	$29,014	$28,903	$29,482	$34,313	$32,791	$31,157	$29,703	$30,207	$31,921
Difference	2512	5265	4215	3605	2879	2783	3050	3133	2673
% Difference	8.7%	18.2%	14.3%	10.5%	8.8%	8.9%	10.3%	10.4%	8.4%
Total Cost									
1987	$42,130	$46,606	$45,840	$52,561	$48,655	$47,416	$44,691	$45,086	$46,816
1986	$38,797	$38,616	$39,829	$47,773	$44,948	$43,876	$40,766	$40,947	$43,546
Difference	3333	7990	6011	4788	3707	3540	3925	4139	3270
% Difference	8.6%	20.7%	15.1%	10.0%	8.2%	8.1%	9.6%	10.1%	7.5%

2.0 SUMMARY OF FINDINGS FOR THE SINGLE - DETACHED DWELLING



2.0 SUMMARY OF FINDINGS FOR THE SINGLE-DETACHED DWELLING

TABLE SD. 5 : Comparative Total Building Costs 1980 -1987 *

YEAR	AVERAGE	EDMONTON	CALGARY	RED DEER	FORT McMURRAY	GRANDE PRAIRIE	** HINTON	LETHBRIDGE	MEDICINE HAT	*** LLOYD-MINSTER
1980	$38,991	$36,239	$34,964	$37,206	$45,747	$42,143	-	$38,055	$38,586	-
1981	$42,304	$39,925	$39,578	$40,159	$48,339	$44,655	-	$41,910	$41,561	-
1982	$41,029	$37,732	$36,894	$40,432	$46,257	$40,814	$42,453	$41,546	$42,102	-
1983	$38,565	$35,723	$34,953	$36,941	$43,021	$40,449	$39,676	$38,427	$39,326	-
1984	$39,757	$35,764	$35,529	$36,540	$45,129	$42,601	$41,421	$38,733	$39,743	$42,351
1985	$40,528	$37,269	$37,341	$38,377	$45,564	$42,785	$41,660	$39,485	$39,521	$42,749
1986	$42,122	$38,797	$38,616	$39,829	$47,773	$44,948	$43,876	$40,766	$40,947	$43,546
1987	$46,645	$42,130	$46,606	$45,840	$52,561	$48,655	$47,416	$44,691	$45,086	$46,816

Notes : * Expressed in nominal dollars
** Hinton was not included in the 1980 and 1981 studies
*** Lloydminster was not included in the 1980 through 1983 studies

2.0 SUMMARY OF FINDINGS FOR THE SINGLE-DETACHED DWELLING

TABLE SD. 6 : Comparative Cost per Square Foot of Gross Floor Area 1980 - 1987 *

YEAR	AVERAGE	EDMONTON	CALGARY	RED DEER	FORT McMURRAY	GRANDE PRAIRIE	** HINTON	LETHBRIDGE	MEDICINE HAT	*** LLOYD-MINSTER
1980	$36.22	$33.66	$32.48	$34.56	$42.50	$39.15	-	$35.35	$35.85	-
1981	$39.30	$37.09	$36.77	$37.30	$44.91	$41.48	-	$38.93	$38.61	-
1982	$38.10	$35.05	$34.27	$37.56	$42.97	$37.82	$39.44	$38.60	$39.11	-
1983	$35.83	$33.19	$32.47	$34.32	$39.97	$37.58	$36.86	$35.70	$36.53	-
1984	$36.95	$33.24	$33.02	$33.96	$41.94	$39.59	$38.50	$36.00	$36.94	$39.36
1985	$37.65	$34.62	$34.69	$35.65	$42.33	$39.75	$38.70	$36.68	$36.72	$39.71
1986	$39.13	$36.04	$35.88	$37.00	$44.38	$41.76	$40.76	$37.87	$38.04	$40.46
1987	$43.33	$39.14	$43.30	$42.59	$48.83	$45.20	$44.05	$41.52	$41.89	$43.49

Notes : * Expressed in nominal dollars
** Hinton was not included in the 1980 and 1981 studies
*** Lloydminster was not included in the 1980 through 1983 studies

2.0 SUMMARY OF FINDINGS FOR THE SINGLE-DETACHED DWELLING

TABLE SD. 7 : Comparative Total Cost Graphs 1980 -1987

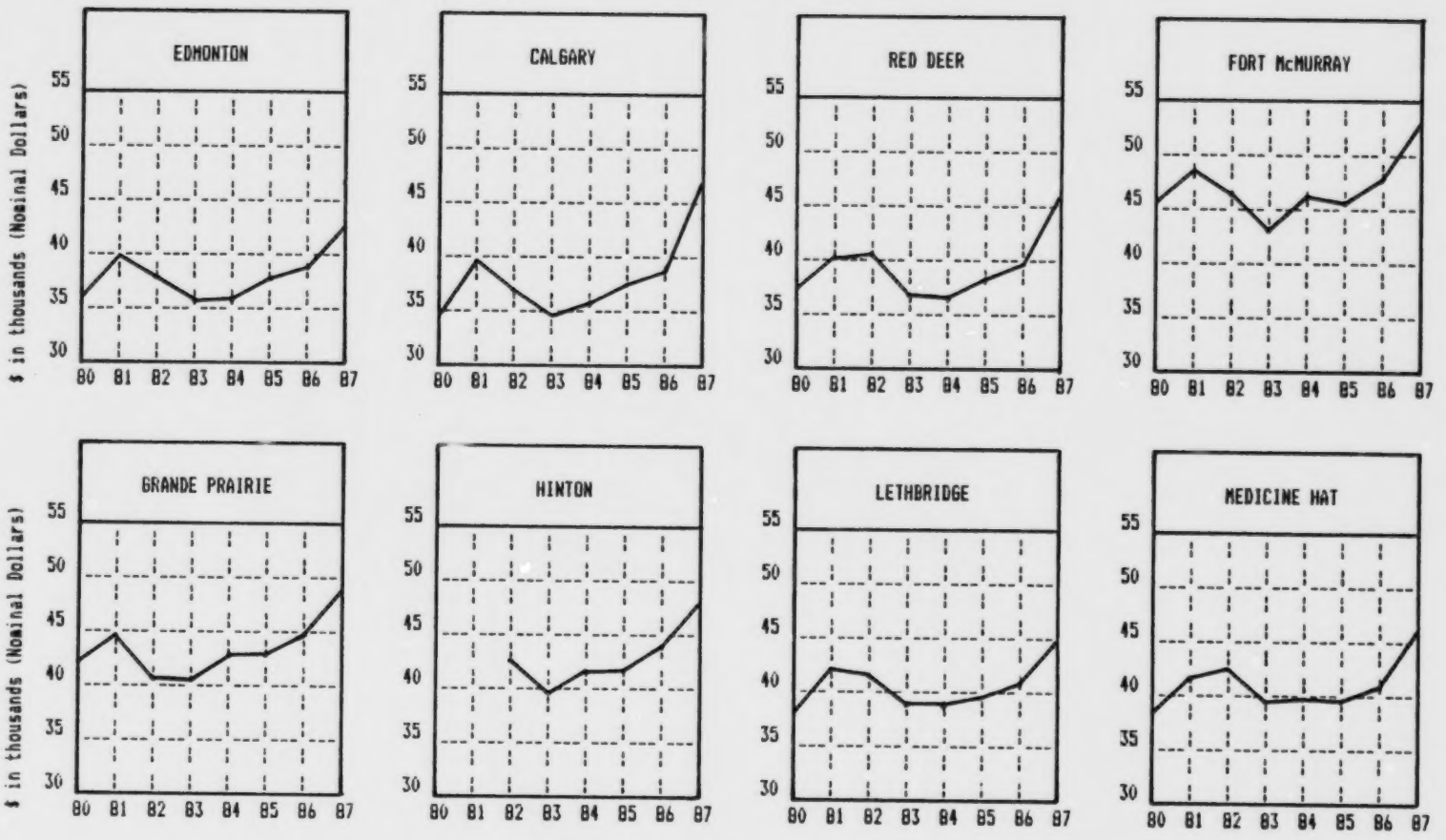
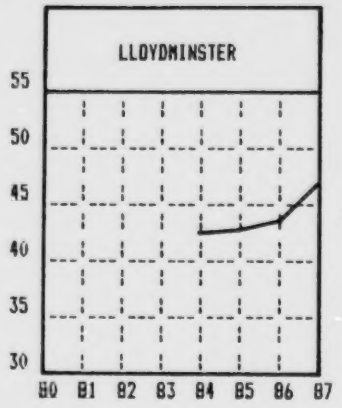


TABLE SD. 7 : Comparative Total Cost Graphs 1980 -1987 (Continued)



2.0 SUMMARY OF FINDINGS FOR THE SINGLE-DETACHED DWELLING

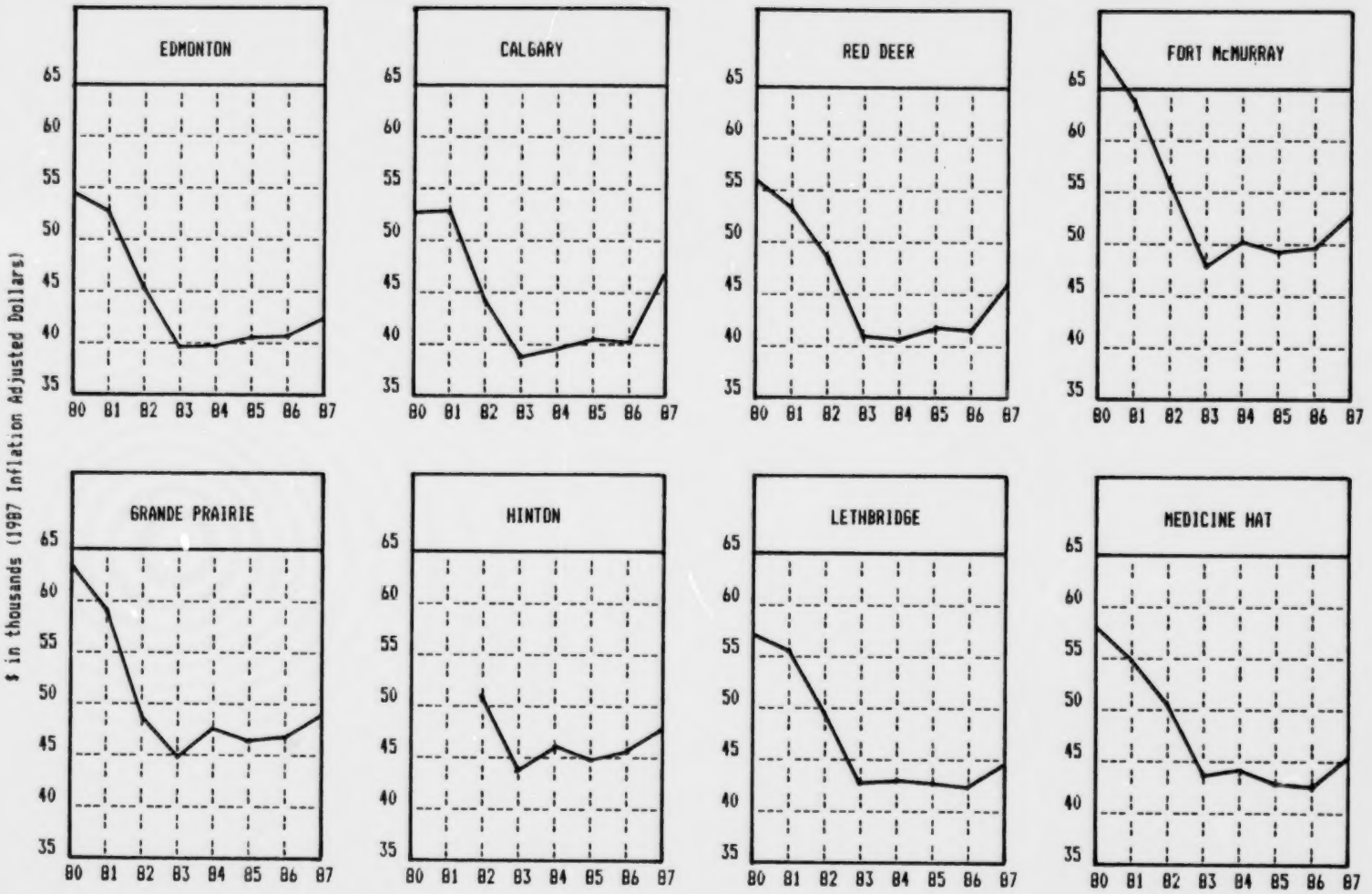
TABLE SD. 8 : Comparative Total Building Costs 1980 -1987 (Inflation Adjusted Dollars) *

YEAR	AVERAGE	EDMONTON	CALGARY	RED DEER	FORT McMURRAY	GRANDE PRAIRIE	** HINTON	LETHBRIDGE	MEDICINE HAT	*** LLOYD-MINSTER
1980	$58,370	$54,250	$52,341	$55,697	$68,483	$63,088	-	$56,968	$57,763	-
1981	$55,968	$52,821	$52,362	$53,130	$63,952	$59,079	-	$55,447	$54,985	-
1982	$49,111	$45,165	$44,162	$48,397	$55,370	$48,854	$50,816	$49,731	$50,396	-
1983	$42,807	$39,653	$38,798	$41,005	$47,753	$44,898	$44,040	$42,654	$43,652	-
1984	$44,130	$39,698	$39,437	$40,559	$50,093	$47,287	$45,977	$42,994	$44,115	$47,010
1985	$43,770	$40,251	$40,328	$41,447	$49,209	$46,208	$44,993	$42,644	$42,683	$46,169
1986	$43,765	$40,310	$40,122	$41,382	$49,636	$46,701	$45,587	$42,356	$42,544	$45,244
1987	$46,645	$42,130	$46,606	$45,840	$52,561	$48,655	$47,416	$44,691	$45,086	$46,816

Notes : * 1. Expressed in 1987 Inflation adjusted dollars
2. Inflation adjustments have been based on the Consumer Price Index for Edmonton and Calgary.
** Hinton was not included in the 1980 and 1981 studies
*** Lloydminster was not included in the 1980 through 1983 studies

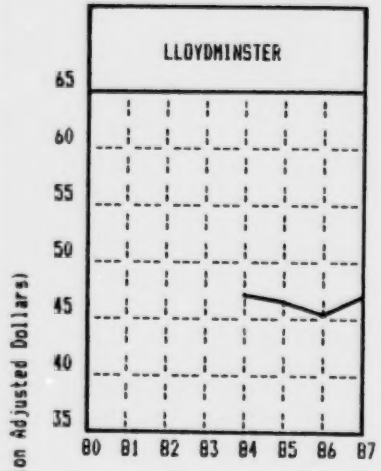
2.0 SUMMARY OF FINDINGS FOR THE SINGLE-DETACHED DWELLING

TABLE SD. 9 : Comparative Total Building Cost Graphs 1980 -1987 (Inflation Adjusted Dollars)



2.0 SUMMARY OF FINDINGS FOR THE SINGLE-DETACHED DWELLING

TABLE SD. 9 : Comparative Total Building Cost Graphs 1980 -1987 (Inflation Adjusted Dollars)



2.0 SUMMARY OF FINDINGS FOR THE SINGLE-DETACHED DWELLING

TABLE SD. 10 : Trade Division Cost Summaries

LOCATION	EDMONTON	CALGARY	RED DEER	FORT McMURRAY	GRANDE PRAIRIE	HINTON	LETHBRIDGE	MEDICINE HAT	LLOYD-MINSTER
Divisions									
1. Excavation	831	1,319	1,083	1,245	997	918	1,113	907	1,142
2. Concrete	5,519	5,930	5,895	7,548	6,808	7,163	5,506	6,019	6,017
3. Damproofing	350	451	471	601	551	448	454	435	433
4. Siding	2,711	2,682	3,035	3,191	2,910	2,622	2,719	2,435	2,903
5. Roofing	1,137	1,222	1,204	1,164	1,158	1,093	1,131	1,177	1,047
6. Rough Carpentry	9,086	10,074	9,554	11,057	10,273	9,440	9,449	9,011	9,052
7. Finish Carpentry	808	914	875	951	913	822	838	838	845
8. Windows and Glazing	1,767	1,870	1,868	2,000	1,931	1,858	1,823	1,860	1,868
9. Sealants	56	76	65	68	68	61	55	59	60
10. Doors	1,070	1,117	1,116	1,251	1,217	1,208	1,103	1,100	1,194
11. Hardware	186	209	201	209	197	196	189	196	194
SUB - TOTAL	$23,521	$25,864	$25,367	$29,285	$27,023	$25,829	$24,380	$24,037	$24,755

2.0 SUMMARY OF FINDINGS FOR THE SINGLE-DETACHED DWELLING

TABLE SD. 10 : Trade Division Cost Summaries (cont'd)

LOCATION	EDMONTON	CALGARY	RED DEER	FORT McMURRAY	GRANDE PRAIRIE	HINTON	LETHBRIDGE	MEDICINE HAT	LLOYD-MINSTER
Divisions									
12. Ceramic Tiling	190	199	197	239	229	215	220	229	272
13. Wallboard	3,938	4,609	4,257	5,329	4,558	4,665	4,206	4,313	5,050
14. Flooring	1,421	1,536	1,546	1,665	1,620	1,527	1,475	1,513	1,541
15. Painting	1,360	1,553	1,563	1,736	1,624	1,643	1,653	1,689	1,663
16. Fitting	2,501	2,704	2,690	2,946	2,746	2,611	2,823	2,889	2,844
17. Specialties	179	199	194	216	214	189	187	188	193
18. Appliances	105	127	111	131	129	117	122	113	123
19. Plumbing	2,400	2,800	2,595	2,940	2,893	2,660	2,475	2,525	2,425
20. Heating	1,600	1,750	1,895	2,350	2,150	2,185	1,600	1,875	2,300
21. Electrical	1,615	1,965	2,125	2,424	2,169	2,475	2,250	2,415	2,350
22. Site Over-head	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300
TOTAL	$42,130	$46,606	$45,840	$52,561	$48,655	$47,416	$44,691	$45,086	$46,816

3.0 COMMENTARY

3.0 COMMENTARY

3.1 General

Alberta's economy is experiencing slow to moderate growth as activity and optimism are climbing in the oil industry. Unemployment is down provincially and so are interest rates which may be causing more people to spend their dollars. Of course there are great variances from centre to centre within the province. Housing starts in the Province increased, but again the variance between centres is great.

Costs for the prototypical single-detached house have increased by an average of 10.9% province-wide. The greatest increase was 20.7% in Calgary and the lowest was 7.5% in Lloydminster.

The graphic presentation of construction costs of the single-detached dwelling in Table SD.7 indicates that construction costs in all centres have moved above 1981 nominal dollars (from an average 1981 cost of $ 42,304 to an average 1987 cost of $ 46,645 or 10.3% more. However, expressed in terms of inflation adjusted 1987 dollars , costs have fallen dramatically from $ 55,968 to $ 46,645, an 16.7% drop.

Labour costs for the single-detached dwelling increased substantially in both Calgary (28.1%) and in Red Deer (17.4%) as both centres have experienced shortages of skilled labour in relatively high demand market-places. The other centres have also experienced some of the skilled labour shortage problems, but to a much lesser degree.

3.0 COMMENTARY

3.1 General (continued)

Material prices for single-detached dwelling have increased in all centres, especially lumber, siding, and roofing. Most materials have probably increased in price in response to the overall high demand caused by the highest housing starts in Canada in 10 years. Most of the increased starts occurred in central Canada and British Columbia. Concrete prices continue to vary considerably from centre to centre, due to demand, location and availability of aggregates and cement. In most centres the majority of price increases were passed on to consumers ; in previous years, builders have absorbed increases to remain competitive in the marketplace.

No significant changes were observed as a result of building practice changes or changes in standard materials used by the majority of builders.

3.0 COMMENTARY

3.2 Highlights by Centre

Edmonton :

The 1987 cost of the typical house in Edmonton is 9.6% lower than it's Calgary counterpart and 8.6% higher than the 1986 Edmonton cost. Expressed in nominal dollars, the total cost is higher than the 1981 cost by 5.5%. Expressed in inflation adjusted 1987 dollars, the total cost is 20.2% less than the 1981 cost. The overall increase in labour cost was 8.4% and the increase in material prices was 8.7% compared with 1986.

Shortages of skilled labour in Edmonton have started to force prices to rise. Lower profit margins are being realized for some builders as they strive to remain competitive in the marketplace.

Calgary :

The 1987 cost of the typical house in Calgary is 10.6% higher than it's Edmonton counterpart and 20.7% higher than the 1986 Calgary cost. Expressed in nominal dollars, the total cost is higher than the 1981 cost by 17.8% . Expressed in inflation adjusted 1987 dollars, the total cost is 11.0% less than the 1981 cost. The overall increase in labour and material prices was 28.1% and 18.2% respectively compared with 1986.

Shortages of skilled labour and materials in Calgary pushed costs upwards substantially in a very active marketplace. One should note that this demand took place mostly in the mid to upper price range. Recent optimism and increased oil industry activity coupled with lower interest rates are believed to have been major contributors to the increased demand.

3.0 COMMENTARY

3.2 Highlights by Centre (continued)

Red Deer :

The 1987 cost of the typical house in Red Deer is 1.6% lower than the Calgary cost, 8.8% higher than Edmonton cost, and 15.1% higher than the 1986 Red Deer cost. Expressed in nominal dollars, the total cost is 14.1% higher than the 1981 cost. Expressed in inflation adjusted 1987 dollars, the total cost is 13.7% less than the 1981 cost. The overall increase in labour cost was 17.4% and the increase in material cost was 14.3% compared with 1986.

Red Deer costs have probably been influenced by the active Calgary market, particularly on the labour side.

Fort McMurray :

The 1987 cost of the typical house in Fort McMurray is 24.8% higher than that in Edmonton and 10.0% higher than the 1986 Fort McMurray cost. Expressed in nominal dollars, the total cost is 8.7% more than the 1981 cost. Expressed in inflation adjusted 1987 dollars, the total cost is 17.8% less than the 1981 cost. The overall increase in labour and material prices was 8.8% and 10.5% respectively compared with 1986.

Fort McMurray has experienced low levels of new construction activity this past year. Higher transportation costs appear to be a significant factor affecting material costs.

3.0 COMMENTARY

3.2 Highlights by Centre (continued)

Grande Prairie :

The 1987 cost of the typical house in Grande Prairie is 15.5% higher than in Edmonton, and 8.2% higher than the 1986 Grande Prairie cost. Expressed in nominal dollars, the total cost is 9.0% higher than 1981 cost. Expressed in inflation adjusted 1987 dollars, the total cost is 17.6% less than the 1981 cost. The overall increase in labour and material prices was 6.8% and 8.8% respectively compared with 1986.

Grande Prairie has experienced steady growth in residential markets in the past year.

Hinton :

The 1987 cost of the typical house in Hinton is 12.5% higher than in Edmonton and 8.1% higher than the 1986 Hinton cost. Expressed in nominal dollars, the total cost is 11.7% higher than the 1982* cost. Expressed in inflation adjusted 1987 dollars, the total cost is 6.7% less than the 1982* cost. The overall increase in labour and material prices was 5.9% and 8.9% respectively compared with 1986.

Of the nine centres examined, Hinton is the smallest. Apart from the premiums on materials, skilled labour is not as readily available as elsewhere. Therefore, it is often necessary to pay certain skilled trades, such as mechanical and electrical, subsistence in the form of accommodation and travel allowances.

Hinton had very few new homes built in 1987.

* 1982 has been selected as the base year as Hinton was not part of earlier studies.

3.0 COMMENTARY

3.2 Highlights by Centre (continued)

Lethbridge :

The 1987 cost of the typical house in Lethbridge is 4.1% lower than in Calgary and 9.6% higher than the 1986 Lethbridge cost. Expressed in nominal dollars, the total cost is 6.6% higher than the 1981 cost. Expressed in inflation adjusted 1987 dollars, the total cost is 19.4% less than the 1981 cost. The overall increase in labour and material prices was 7.9% and 10.3% respectively compared with 1986.

Lethbridge has experienced a competitive market through 1987. Along with higher material costs, builders are having to pay skilled labour more.

Medicine Hat :

The 1987 cost of the typical house in Medicine Hat is 3.3% less than in Calgary and 10.1% higher than the 1986 Medicine Hat cost. Expressed in nominal dollars, the total cost is 8.5% more than the 1981 cost. Expressed in inflation adjusted 1987 dollars, the total cost is 18.0% less than the 1981 cost. The overall increase in labour cost was 9.4% and the increase in material prices was 10.4%.

As with Lethbridge, builders here have had to pay more for skilled labour, along with somewhat higher material costs.

3.0 COMMENTARY

3.2 Highlights by Centre (continued)

Lloydminster :

The 1987 cost of the typical house in Lloydminster is 11.1% higher than in Edmonton and 7.5% higher than the 1986 Lloydminster cost. Expressed in nominal dollars, the total cost is 10.5% higher than the 1984* cost. Expressed in inflation adjusted 1987 dollars, the total cost is 0.4% less than the 1984 cost. The overall increase in labour cost was 5.2% and the increase in material price was 8.4% compared with 1986.

As in Hinton, Lloydminster experienced a slow year with few new housing starts.

* 1984 has been selected as the base year as Lloydminster was not part of the earlier studies.

4.0 DETAILED COST ESTIMATES BY TRADE DIVISION FOR EACH CENTRE

DETAILED COST ESTIMATES FOR EDMONTON

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

EDMONTON

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
1. EXCAVATION									
1.10	Excavate for basement, wall footings, and bases.	288	m3	0.45	130	0.84	242	1.29	372
1.20	Backfill to basement walls, footings, and bases.	96	m3	0.87	84	1.32	127	2.19	210
1.30	150 mm gravel or sand bed under slab on grade.	16	m3	3.05	49	6.30	101	9.35	150
1.40	.152 mm polyethylene vapour barrier on gravel or sand bed.	96	m2	0.80	77	0.24	23	1.04	100
	SUBTOTAL - EXCAVATION	8.31	/m2 GFA		339		492		831
2. CONCRETE									
2.10	20 MPa concrete in footings,bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing.	26	m3	0.00	0	92.20	2,397	92.20	2,397
2.20	Reinforcing steel in footings and basement walls (material only).	284	kg	0.00	0	0.66	187	0.66	187
2.30	Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract).	41	m	24.23	993	9.59	393	33.82	1,387

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

EDMONTON

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
2.40	75 mm concrete (20 MPa) in slab on grade.	87	m2	3.20	278	6.93	603	10.13	881
2.50	Precast concrete steps with supports, 3 risers, supporting brackets. 1 No. size 1.5 x 1.50 x .6 m, 3 risers 1 No. size 1.2 x 1.68 x .6 m, 3 risers	2	No	21.00	42	206.70	413	227.70	455
2.60	Parging to concrete walls.	19	m2	8.35	159	2.78	53	11.13	211
	SUBTOTAL - CONCRETE	55.19	/m2 GFA		1,472		4,047		5,519
3.	DAMPROOFING								
3.10	Two coats asphaltic emulsion on concrete walls.	164	m2	0.27	44	0.28	46	0.55	90
3.20	100 mm perforated plastic weeping tile in crushed gravel surround.	41	m	2.63	108	3.71	152	6.34	260
	SUBTOTAL - DAMPROOFING	3.50	/m2 GFA		152		198		350
4.	SIDING								
4.10	Prefinished aluminum siding including building paper.	117	m2	4.62	541	14.86	1,739	19.48	2,279

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

EDMONTON

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
4.20	Prefinished perforated aluminum soffit.	25	m2	3.79	95	8.76	219	12.55	314
4.30	Prefinished aluminum fascia.	41	m	0.77	32	2.12	87	2.89	118
	SUBTOTAL - SIDING	27.11	/m2 GFA		667		2,045		2,711
5.	ROOFING								
5.10	Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing.	140	m2	2.45	343	4.23	592	6.68	935
5.20	Eavestrough and downspouts, aluminum prefinished fittings.	35	m	1.27	44	4.49	157	5.76	202
	SUBTOTAL - ROOFING	11.37	/m2 GFA		387		749		1,137
6.	CARPENTRY (ROUGH)								
6.10	Material Only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm), wallplate interior stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height).	8.0	MFBM	0.00	0	421.74	3,374	421.74	3,374

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

EDMONTON

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
6.20	Material Only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better.	2.0	MFBM	0.00	0	541.08	1,082	541.08	1,082
6.30	Material Only - Plywood sheathing 8 mm subfloor underlay 12 m2 16 mm subfloor 100 m2 8 mm wall sheathing, ext. grade 113 m2 12 mm roof sheathing, ext. grade 156 m2	381	m2	0.00	0	6.60	2,515	6.60	2,515
6.40	Labour Only - complete framing including trusses and window installation.	100	m2	18.57	1,857	0.00	0	18.57	1,857
6.50	Batt insulation RSI-1.409(R8) 64 mm thick x 300 mm wide at rim joist.	41	m	0.37	15	0.87	36	1.24	51
6.60	Teleposts - 73 mm x 2.4 m long including 6.35 mm steel plate.	3	No.	6.18	19	18.75	56	24.93	75
6.70	Building paper - No. 15 asphalt felt.	113	m2	0.87	98	0.30	34	1.17	132
	SUBTOTAL - CARPENTRY (ROUGH)	90.86	/m2 GFA		1,989		7,097		9,086
7.	CARPENTRY (FINISH)								
7.10	Stair - 13 risers 38 x 235 mm stringers 8 m 38 x 235 mm treads 12 m 6.4 mm fir plywood in risers 13 m	1	No.	71.00	71	161.45	161	232.45	232

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

EDMONTON

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
7.20	Select grade fir in handrail 50 mm diameter and brackets.	4	m	3.31	13	2.59	10	5.90	24
7.30	Select grade fir in window and door trim and base (40 x 12 mm) - windows 37 m - doors 123 m - base 92 m	252	m	1.10	277	1.09	275	2.19	552
	SUBTOTAL - CARPENTRY (FINISH)	8.08	/m2 GFA		361		446		808
8.	WINDOWS AND GLAZING								
8.10	Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in two panels.	1	No.	0.00	0	495.00	495	495.00	495
8.20	Wood framed basement window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware.	4	No.	15.50	62	82.50	330	98.00	392
8.30	Wood framed window with vinyl sliders (1.5 x 0.9 m) double glazed, screen, including hardware.	3	No.	0.00	0	164.00	492	164.00	492
8.40	Wood framed window with vinyl sliders (1.2 x 0.9 m) double glazed, screen, including hardware.	2	No.	0.00	0	147.00	294	147.00	294
8.50	Wood framed with vinyl sliding units, (0.9 x 0.45 m) double glazed, screen, including hardware.	1	No.	0.00	0	94.00	94	94.00	94
	SUBTOTAL - WINDOWS AND GLAZING	17.67	/m2 GFA		62		1,705		1,767

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

EDMONTON

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
9. SEALANTS								
9.10 Caulk (exterior) (exterior doors, windows, junction of siding and concrete).	137	m	0.18	25	0.11	15	0.29	40
9.20 Caulk (interior) - ceramic tile	10	m	1.03	10	0.57	6	1.60	16
SUBTOTAL - SEALANTS	0.56	/m2 GFA		35		21		56
10. Doors								
10.10 Exterior - Insulated metal door and wood frame 0.90 x 2.0 m x 35 mm thick, paint grade fir.	2	No.	21.00	42	173.00	346	194.00	388
10.20 Interior - Hollow core door and frame, rotary cut, mahogany face - 1 No. 0.45 x 2.0 m x 35mm - 1 No. 0.70 x 2.0 m x 35mm - 3 No. 0.75 x 2.0 m x 35mm - 1 No. 0.80 x 2.0 m x 35mm	6	No.	10.75	65	41.25	248	52.00	312
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m	5	No.	9.00	45	65.00	325	74.00	370
SUBTOTAL - DOORS	10.70	/m2 GFA		152		919		1,070

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

EDMONTON

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
11. HARDWARE								
11.10 Lock sets to exterior doors.	2	set	14.50	29	23.55	47	38.05	76
11.30 Latch sets.	5	set	7.20	36	10.70	54	17.90	90
11.40 Bathroom privacy latch sets.	1	set	7.20	7	12.84	13	20.04	20
SUBTOTAL - HARDWARE	1.86	/m2 GFA		72		113		186
12. CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm thinset on drywall.	5	m2	21.00	105	16.96	85	37.96	190
SUBTOTAL - CERAMIC TILING	1.90	/m2 GFA		105		85		190
13. WALLBOARD								
13.10 Gypsum wallboard (13mm standard) on walls, ceiling and around stair opgs, including corner bead, taped and sanded								
- walls 345 m2								
- stair openings 2 m2								
- ceiling 100 m2	447	m2	2.26	1,010	1.82	814	4.08	1,824
13.20 Gypsum wallboard (13mm standard) to full height of basement wall, boarded only.	95	m2	1.13	107	1.81	172	2.94	279
13.40 Finish to ceilings - textured.	84	m2	1.12	94	1.05	88	2.17	182

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

EDMONTON

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
13.50 Batt insulation RSI - 3.5 (R20) to walls.	113	m2	0.80	90	4.73	534	5.53	625
13.60 Cellufibre insulation RSI - 6.0 (R34) blown into attic.	100	m2	1.04	104	4.73	473	5.77	577
13.70 .102 mm polyethylene vapour barrier.	308	m2	0.25	77	0.28	86	0.53	163
13.80 Batt insulation RSI - 1.4 (RB) to full height basement walls.	95	m2	0.54	51	2.49	237	3.03	288
SUBTOTAL - WALLBOARD	39.38	/m2 GFA		1,534		2,404		3,938
14. FLOORING								
14.10 Sheet vinyl flooring (.065 gauge) with adhesive to subfloor.	12	m2	5.51	66	11.70	140	17.21	207
14.20 20 oz, 100% Nylon carpet with 6 mm (.25") tufted chip foam underlay.	73	m2	3.15	230	13.49	985	16.64	1,215
SUBTOTAL - FLOORING	14.21	/m2 GFA		296		1,125		1,421
15. PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim.	12	m2	3.86	46	1.15	14	5.01	60

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

EDMONTON

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
15.20 Interior work - Prepare, prime two coats of latex or semigloss paint to drywall, etc.	440	m2	1.75	770	0.63	277	2.38	1,047
15.30 Two coats urethane varnish on doors and frames.	6	No.	19.60	118	5.70	34	25.30	152
15.40 Prepare, prime, one coat semigloss on baseboards and shelving.	105	m	0.77	81	0.19	20	0.96	101
SUBTOTAL - PAINTING	13.60	/m2 GFA		1,015		345		1,360
16. FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide).	11	m	3.40	37	5.36	59	8.76	96
16.20 Vanity and cabinets.	10	m	30.50	305	210.00	2,100	240.50	2,405
SUBTOTAL - FITTINGS	25.01	/m2 GFA		342		2,159		2,501
17. SPECIALTIES								
17.10 Washroom accessories - 1 No. toilet paperholder - 1 No. soap dish - 1 No. towel bar - 1 No. pullout towel bar	4	No.	4.75	19	8.56	34	13.31	53
17.20 Medicine cabinet	1	No.	9.30	9	35.70	36	45.00	45
17.30 25 mm dia. chrome shower curtain rod.	1	No.	5.15	5	6.30	6	11.45	11

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

EDMONTON

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
17.40 Mail box and house numbers	1	set	5.15	5	22.70	23	27.85	28
17.50 18 mm dia. chrome coat rods.	5	No.	3.10	16	5.15	26	8.25	41
SUBTOTAL - SPECIALTIES	1.79	/m2 GFA		54		125		179
18. APPLIANCES								
18.10 Range hood	1	No.	14.60	15	90.60	91	105.20	105
SUBTOTAL - APPLIANCES	1.05	/m2 GFA		15		91		105
19. PLUMBING								
19.10 Complete plumbing including : - 1 No. water closet - 1 No. lavatory basin - 1 No. bath 1.5m (5') - 1 No. laundry tub (The above Crane or equal) - 1 No. kitchen sink, compartment, stainless steel. - 1 No. water heater (33.3 imp. gal. or 152 litres) - John Woods or equal. - rough-in, waste and vent - outside hose bibs (Emco or equal)	1	house	735.00	735	1,665.00	1,665	2,400.00	2,400
SUBTOTAL - PLUMBING	24.00	/m2 GFA		735		1,665		2,400

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

EDMONTON

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
20. HEATING								
20.10 Gas fired , forced air furnace, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork.	1	house	400.00	400	1,200.00	1,200	1,600.00	1,600
SUBTOTAL - HEATING	16.00	/m2 GFA		400		1,200		1,600
21. ELECTRICAL								
21.10 Material only - lighting fixtures Columbia or equal (Allowance)	1	house	0.00	0	315.00	315	315.00	315
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, door-bell with two presses, smoke detectors, 100 A service board.	1	house	420.00	420	880.00	880	1,300.00	1,300
SUBTOTAL - ELECTRICAL	16.15	/m2 GFA		420		1,195		1,615

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

EDMONTON

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
22. SITE OVERHEAD								
22.10 Site Overhead (Allowance)	1	house	0.00	0	3,300.00	3,300	3,300.00	3,300
SUBTOTAL - SITE OVERHEAD	33.00	/m2 GFA		0		3,300		3,300
TOTAL - EDMONTON	421.30	/m2 GFA		$10,604		$31,526		$42,130

DETAILED COST ESTIMATES FOR CALGARY

1987 ALBERTA HOUSE COST COMPARISON STUDY NOVEMBER 1987

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

CALGARY

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
1. EXCAVATION									
1.10	Excavate for basement, wall footings, and bases.	288	m3	0.52	150	1.80	518	2.32	668
1.20	Backfill to basement walls, footings, and bases.	96	m3	0.93	89	1.78	171	2.71	260
1.30	150 mm gravel or sand bed under slab on grade.	16	m3	3.52	56	14.16	227	17.68	283
1.40	.152 mm polyethylene vapour barrier on gravel or sand bed.	96	m2	0.88	84	0.24	23	1.12	108
	SUBTOTAL - EXCAVATION	13.19	/m2 GFA		380		939		1,319
2. CONCRETE									
2.10	20 MPa concrete in footings,bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing.	26	m3	0.00	0	93.56	2,433	93.56	2,433
2.20	Reinforcing steel in footings and basement walls (material only).	284	kg	0.00	0	0.74	210	0.74	210
2.30	Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract).	41	m	24.97	1,024	13.88	569	38.85	1,593

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

CALGARY

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
2.40	75 mm concrete (20 MPa) in slab on grade.	87	m2	3.96	345	7.02	611	10.98	955
2.50	Precast concrete steps with supports, 3 risers, supporting brackets.								
	1 No. size 1.5 x 1.50 x .6 m, 3 risers								
	1 No. size 1.2 x 1.68 x .6 m, 3 risers	2	No	23.00	46	225.00	450	248.00	496
2.60	Parging to concrete walls.	19	m2	9.45	180	3.35	64	12.80	243
	SUBTOTAL - CONCRETE	59.30	/m2 GFA		1,594		4,336		5,930
3.	DAMPROOFING								
3.10	Two coats asphaltic emulsion on concrete walls.	164	m2	0.40	66	0.34	56	0.74	121
3.20	100 mm perforated plastic weeping tile in crushed gravel surround.	41	m	4.00	164	4.04	166	8.04	330
	SUBTOTAL - DAMPROOFING	4.51	/m2 GFA		230		221		451
4.	SIDING								
4.10	Prefinished aluminum siding including building paper.	117	m2	6.25	731	12.45	1,457	18.70	2,188

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

CALGARY

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
4.20	Prefinished perforated aluminum soffit.	25	m2	4.92	123	9.21	230	14.13	353
4.30	Prefinished aluminum fascia.	41	m	1.03	42	2.40	98	3.43	141
	SUBTOTAL - SIDING	26.82	/m2 GFA		896		1,785		2,682
5.	ROOFING								
5.10	Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing.	140	m2	2.88	403	4.20	588	7.08	991
5.20	Eavestrough and downspouts, aluminum prefinished fittings.	35	m	1.85	65	4.75	166	6.60	231
	SUBTOTAL - ROOFING	12.22	/m2 GFA		468		754		1,222
6.	CARPENTRY (ROUGH)								
6.10	Material Only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm), wallplate interior stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height).	8.0	MFBM	0.00	0	470.00	3,760	470.00	3,760

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

CALGARY

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
6.20	Material Only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better.	2.0	MFBM	0.00	0	590.00	1,180	590.00	1,180
6.30	Material Only - Plywood sheathing								
	8 mm subfloor underlay 12 m2								
	16 mm subfloor 100 m2								
	8 mm wall sheathing, ext. grade 113 m2								
	12 mm roof sheathing, ext. grade 156 m2	381	m2	0.00	0	7.34	2,797	7.34	2,797
6.40	Labour Only - complete framing including trusses and window installation.	100	m2	20.60	2,060	0.00	0	20.60	2,060
6.50	Batt insulation RSI-1.409(R8) 64 mm thick x 300 mm wide at rim joist.	41	m	0.46	19	0.96	39	1.42	58
6.60	Teleposts - 73 mm x 2.4 m long including 6.35 mm steel plate.	3	No.	7.08	21	20.85	63	27.93	84
6.70	Building paper - No. 15 asphalt felt.	113	m2	0.89	101	0.31	35	1.20	136
	SUBTOTAL - CARPENTRY (ROUGH)	100.74	/m2 GFA		2,201		7,873		10,074
7.	CARPENTRY (FINISH)								
7.10	Stair - 13 risers								
	38 x 235 mm stringers 8 m								
	38 x 235 mm treads 12 m								
	6.4 mm fir plywood in risers 13 m	1	No.	79.00	79	164.00	164	243.00	243

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

CALGARY

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
7.20	Select grade fir in handrail 50 mm diameter and brackets.	4	m	3.87	15	2.70	11	6.57	26
7.30	Select grade fir in window and door trim and base (40 x 12 mm) - windows 37 m - doors 123 m - base 92 m	252	m	1.34	338	1.22	307	2.56	645
	SUBTOTAL - CARPENTRY (FINISH)	9.14	/m2 GFA		432		482		914
8.	WINDOWS AND GLAZING								
8.10	Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in two panels.	1	No.	0.00	0	521.00	521	521.00	521
8.20	Wood framed basement window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware.	4	No.	16.10	64	88.00	352	104.10	416
8.30	Wood framed window with vinyl sliders (1.5 x 0.9 m) double glazed, screen, including hardware.	3	No.	0.00	0	174.00	522	174.00	522
8.40	Wood framed window with vinyl sliders (1.2 x 0.9 m) double glazed, screen, including hardware.	2	No.	0.00	0	156.00	312	156.00	312
8.50	Wood framed with vinyl sliding units, (0.9 x 0.45 m) double glazed, screen, including hardware.	1	No.	0.00	0	99.00	99	99.00	99
	SUBTOTAL - WINDOWS AND GLAZING	18.70	/m2 GFA		64		1,806		1,870

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

CALGARY

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
9. SEALANTS								
9.10 Caulk (exterior) (exterior doors, windows, junction of siding and concrete).	137	m	0.28	38	0.15	21	0.43	59
9.20 Caulk (interior) - ceramic tile	10	m	1.14	11	0.60	6	1.74	17
SUBTOTAL - SEALANTS	0.76	/m2 GFA		50		27		76
10. Doors								
10.10 Exterior - Insulated metal door and wood frame 0.90 x 2.0 m x 35 mm thick, paint grade fir.	2	No.	23.50	47	175.00	350	198.50	397
10.20 Interior - Hollow core door and frame, rotary cut, mahogany face - 1 No. 0.45 x 2.0 m x 35mm - 1 No. 0.70 x 2.0 m x 35mm - 3 No. 0.75 x 2.0 m x 35mm - 1 No. 0.80 x 2.0 m x 35mm	6	No.	12.00	72	42.10	253	54.10	325
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m	5	No.	10.00	50	69.00	345	79.00	395
SUBTOTAL - DOORS	11.17	/m2 GFA		169		948		1,117

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

CALGARY

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
11. HARDWARE								
11.10 Lock sets to exterior doors.	2	set	16.00	32	24.78	50	40.78	82
11.30 Latch sets.	5	set	9.00	45	11.90	60	20.90	105
11.40 Bathroom privacy latch sets.	1	set	9.00	9	13.65	14	22.65	23
SUBTOTAL - HARDWARE	2.09	/m2 GFA		86		123		209
12. CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm thinset on drywall.	5	m2	22.50	113	17.39	87	39.89	199
SUBTOTAL - CERAMIC TILING	1.99	/m2 GFA		113		87		199
13. WALLBOARD								
13.10 Gypsum wallboard (13mm standard) on walls, ceiling and around stair opgs, including corner bead, taped and sanded - walls 345 m2 - stair openings 2 m2 - ceiling 100 m2	447	m2	2.73	1,220	2.27	1,015	5.00	2,235
13.20 Gypsum wallboard (13mm standard) to full height of basement wall, boarded only.	95	m2	1.59	151	2.27	216	3.86	367
13.40 Finish to ceilings - textured.	84	m2	1.17	98	1.12	94	2.29	192

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

CALGARY

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
13.50 Batt insulation RSI - 3.5 (R20) to walls.	113	m2	1.05	119	4.98	563	6.03	681
13.60 Cellufibre insulation RSI - 6.0 (R34) blown into attic.	100	m2	1.22	122	4.79	479	6.01	601
13.70 .102 mm polyethylene vapour barrier.	308	m2	0.33	102	0.34	105	0.67	206
13.80 Batt insulation RSI - 1.4 (R8) to full height basement walls.	95	m2	0.69	66	2.74	260	3.43	326
SUBTOTAL - WALLBOARD	46.09	/m2 GFA		1,877		2,731		4,609
14. FLOORING								
14.10 Sheet vinyl flooring (.065 gauge) with adhesive to subfloor.	12	m2	5.86	70	12.04	144	17.90	215
14.20 20 oz, 100% Nylon carpet with 6 mm (.25") tufted chip foam underlay.	73	m2	3.60	263	14.50	1,059	18.10	1,321
SUBTOTAL - FLOORING	15.36	/m2 GFA		333		1,203		1,536
15. PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim.	12	m2	4.12	49	1.20	14	5.32	64

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

CALGARY

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
15.20 Interior work - Prepare, prime two coats of latex or semigloss paint to drywall, etc.	440	m2	2.09	920	0.66	290	2.75	1,210
15.30 Two coats urethane varnish on doors and frames.	6	No.	21.00	126	6.20	37	27.20	163
15.40 Prepare, prime, one coat semigloss on baseboards and shelving.	105	m	0.90	95	0.20	21	1.10	116
SUBTOTAL - PAINTING	15.53	/m2 GFA		1,190		363		1,553
16. FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide).	11	m	4.11	45	5.55	61	9.66	106
16.20 Vanity and cabinets.	10	m	34.76	348	225.00	2,250	259.76	2,598
SUBTOTAL - FITTINGS	27.04	/m2 GFA		393		2,311		2,704
17. SPECIALTIES								
17.10 Washroom accessories - 1 No. toilet paperholder - 1 No. soap dish - 1 No. towel bar - 1 No. pullout towel bar	4	No.	6.46	26	8.80	35	15.26	61
17.20 Medicine cabinet	1	No.	12.00	12	36.72	37	48.72	49
17.30 25 mm dia. chrome shower curtain rod.	1	No.	4.25	4	6.50	7	10.75	11

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

CALGARY

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
17.40 Mail box and house numbers	1	set	6.80	7	23.00	23	29.80	30
17.50 18 mm dia. chrome coat rods.	5	No.	4.25	21	5.50	28	9.75	49
SUBTOTAL - SPECIALTIES	1.99	/m2 GFA		70		129		199
18. APPLIANCES								
18.10 Range hood	1	No.	17.00	17	110.00	110	127.00	127
SUBTOTAL - APPLIANCES	1.27	/m2 GFA		17		110		127
19. PLUMBING								
19.10 Complete plumbing including : - 1 No. water closet - 1 No. lavatory basin - 1 No. bath 1.5m (5') - 1 No. laundry tub (The above Crane or equal) - 1 No. kitchen sink, compartment, stainless steel. - 1 No. water heater (33.3 imp. gal. or 152 litres) - John Woods or equal. - rough-in, waste and vent - outside hose bibs (Emco or equal)	1	house	800.00	800	2,000.00	2,000	2,800.00	2,800
SUBTOTAL - PLUMBING	28.00	/m2 GFA		800		2,000		2,800

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

CALGARY

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
20. HEATING								
20.10 Gas fired , forced air furnace, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork.	1	house	450.00	450	1,300.00	1,300	1,750.00	1,750
SUBTOTAL - HEATING	17.50	/m2 GFA		450		1,300		1,750
21. ELECTRICAL								
21.10 Material only - lighting fixtures Columbia or equal (Allowance)	1	house	0.00	0	350.00	350	350.00	350
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, door-bell with two presses, smoke detectors, 100 A service board.	1	house	625.00	625	990.00	990	1,615.00	1,615
SUBTOTAL - ELECTRICAL	19.65	/m2 GFA		625		1,340		1,965

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

CALGARY

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
22. SITE OVERHEAD								
22.10 Site Overhead (Allowance)	1	house	0.00	0	3,300.00	3,300	3,300.00	3,300
SUBTOTAL - SITE OVERHEAD	33.00	/m2 GFA		0		3,300		3,300
TOTAL - CALGARY	466.06	/m2 GFA		$12,438		$34,168		$46,606

DETAILED COST ESTIMATES FOR RED DEER

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

RED DEER

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
1. EXCAVATION									
1.10	Excavate for basement, wall footings, and bases.	288	m3	0.48	138	1.25	360	1.73	498
1.20	Backfill to basement walls, footings, and bases.	96	m3	0.96	92	1.46	140	2.42	232
1.30	150 mm gravel or sand bed under slab on grade.	16	m3	3.46	55	11.67	187	15.13	242
1.40	.152 mm polyethylene vapour barrier on gravel or sand bed.	96	m2	0.91	87	0.24	23	1.15	110
	SUBTOTAL - EXCAVATION	10.83	/m2 GFA		373		710		1,083
2. CONCRETE									
2.10	20 MPa concrete in footings,bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing.	26	m3	0.00	0	92.34	2,401	92.34	2,401
2.20	Reinforcing steel in footings and basement walls (material only).	284	kg	0.00	0	0.71	202	0.71	202
2.30	Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract).	41	m	23.96	982	15.24	625	39.20	1,607

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

RED DEER

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
2.40	75 mm concrete (20 MPa) in slab on grade.	87	m2	4.05	352	6.98	607	11.03	960
2.50	Precast concrete steps with supports, 3 risers, supporting brackets. 1 No. size 1.5 x 1.50 x .6 m, 3 risers 1 No. size 1.2 x 1.68 x .6 m, 3 risers	2	No	23.00	46	218.00	436	241.00	482
2.60	Parging to concrete walls.	19	m2	9.74	185	3.10	59	12.84	244
	SUBTOTAL - CONCRETE	58.95	/m2 GFA		1,566		4,329		5,895
3.	DAMPROOFING								
3.10	Two coats asphaltic emulsion on concrete walls.	164	m2	0.42	69	0.38	62	0.80	131
3.20	100 mm perforated plastic weeping tile in crushed gravel surround.	41	m	4.13	169	4.16	171	8.29	340
	SUBTOTAL - DAMPROOFING	4.71	/m2 GFA		238		233		471
4.	SIDING								
4.10	Prefinished aluminum siding including building paper.	117	m2	6.82	798	14.86	1,739	21.68	2,537

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

RED DEER

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
4.20	Prefinished perforated aluminum soffit.	25	m2	5.58	140	9.21	230	14.79	370
4.30	Prefinished aluminum fascia.	41	m	0.90	37	2.23	91	3.13	128
	SUBTOTAL - SIDING	30.35	/m2 GFA		974		2,060		3,035
5.	ROOFING								
5.10	Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing.	140	m2	2.78	389	4.20	588	6.98	977
5.20	Eavestrough and downspouts, aluminum prefinished fittings.	35	m	1.74	61	4.75	166	6.49	227
	SUBTOTAL - ROOFING	12.04	/m2 GFA		450		754		1,204
6.	CARPENTRY (ROUGH)								
6.10	Material Only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm), wallplate interior stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height).	8.0	MFBM	0.00	0	455.00	3,640	455.00	3,640

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

RED DEER

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
6.20	Material Only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better.	2.0	MFBM	0.00	0	570.00	1,140	570.00	1,140
6.30	Material Only - Plywood sheathing								
	8 mm subfloor underlay 12 m2								
	16 mm subfloor 100 m2								
	8 mm wall sheathing, ext. grade 113 m2								
	12 mm roof sheathing, ext. grade 156 m2	381	m2	0.00	0	6.98	2,659	6.98	2,659
6.40	Labour Only - complete framing including trusses and window installation.	100	m2	18.50	1,850	0.00	0	18.50	1,850
6.50	Batt insulation RSI-1.409(RB) 64 mm thick x 300 mm wide at rim joist.	41	m	0.42	17	0.91	37	1.33	55
6.60	Teleposts - 73 mm x 2.4 m long including 6.35 mm steel plate.	3	No.	6.80	20	19.10	57	25.90	78
6.70	Building paper - No. 15 asphalt felt.	113	m2	0.87	98	0.30	34	1.17	132
	SUBTOTAL - CARPENTRY (ROUGH)	95.54	/m2 GFA		1,986		7,568		9,554
7.	CARPENTRY (FINISH)								
7.10	Stair - 13 risers								
	38 x 235 mm stringers 8 m								
	38 x 235 mm treads 12 m								
	6.4 mm fir plywood in risers 13 m	1	No.	74.00	74	164.00	164	238.00	238

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

RED DEER

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
7.20	Select grade fir in handrail 50 mm diameter and brackets.	4	m	3.65	15	2.63	11	6.28	25
7.30	Select grade fir in window and door trim and base (40 x 12 mm) - windows 37 m - doors 123 m - base 92 m	252	m	1.24	312	1.19	300	2.43	612
	SUBTOTAL - CARPENTRY (FINISH)	8.75	/m2 GFA		401		474		875
8.	WINDOWS AND GLAZING								
8.10	Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in two panels.	1	No.	0.00	0	521.00	521	521.00	521
8.20	Wood framed basement window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware.	4	No.	15.50	62	88.00	352	103.50	414
8.30	Wood framed window with vinyl sliders (1.5 x 0.9 m) double glazed, screen, including hardware.	3	No.	0.00	0	174.00	522	174.00	522
8.40	Wood framed window with vinyl sliders (1.2 x 0.9 m) double glazed, screen, including hardware.	2	No.	0.00	0	156.00	312	156.00	312
8.50	Wood framed with vinyl sliding units, (0.9 x 0.45 m) double glazed, screen, including hardware.	1	No.	0.00	0	99.00	99	99.00	99
	SUBTOTAL - WINDOWS AND GLAZING	18.68	/m2 GFA		62		1,806		1,868

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

RED DEER

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
9. SEALANTS								
9.10 Caulk (exterior) (exterior doors, windows, junction of siding and concrete).	137	m	0.22	30	0.13	18	0.35	48
9.20 Caulk (interior) - ceramic tile	10	m	1.09	11	0.58	6	1.67	17
SUBTOTAL - SEALANTS	0.65	/m2 GFA		41		24		65
10. Doors								
10.10 Exterior - Insulated metal door and wood frame 0.90 x 2.0 m x 35 mm thick, paint grade fir.	2	No.	22.50	45	175.00	350	197.50	395
10.20 Interior - Hollow core door and frame, rotary cut, mahogany face - 1 No. 0.45 x 2.0 m x 35mm - 1 No. 0.70 x 2.0 m x 35mm - 3 No. 0.75 x 2.0 m x 35mm - 1 No. 0.80 x 2.0 m x 35mm	6	No.	11.00	66	43.67	262	54.67	328
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m	5	No.	9.50	48	69.00	345	78.50	393
SUBTOTAL - DOORS	11.16	/m2 GFA		159		957		1,116

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

RED DEER

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
11. HARDWARE								
11.10 Lock sets to exterior doors.	2	set	15.00	30	24.78	50	39.78	80
11.30 Latch sets.	5	set	8.00	40	11.90	60	19.90	100
11.40 Bathroom privacy latch sets.	1	set	8.00	8	13.65	14	21.65	22
SUBTOTAL - HARDWARE	2.01	/m2 GFA		78		123		201
12. CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm thinset on drywall.	5	m2	22.00	110	17.39	87	39.39	197
SUBTOTAL - CERAMIC TILING	1.97	/m2 GFA		110		87		197
13. WALLBOARD								
13.10 Gypsum wallboard (13mm standard) on walls, ceiling and around stair opgs, including corner bead, taped and sanded - walls 345 m2 - stair openings 2 m2 - ceiling 100 m2	447	m2	2.42	1,082	2.02	903	4.44	1,985
13.20 Gypsum wallboard (13mm standard) to full height of basement wall, boarded only.	95	m2	1.30	124	2.02	192	3.32	315
13.40 Finish to ceilings - textured.	84	m2	1.26	106	1.16	97	2.42	203

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

RED DEER

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
13.50 Batt insulation RSI - 3.5 (R20) to walls.	113	m2	0.87	98	4.92	556	5.79	654
13.60 Cellufibre insulation RSI - 6.0 (R34) blown into attic.	100	m2	1.22	122	4.79	479	6.01	601
13.70 .102 mm polyethylene vapour barrier.	308	m2	0.29	89	0.32	99	0.61	188
13.80 Batt insulation RSI - 1.4 (R8) to full height basement walls.	95	m2	0.64	61	2.63	250	3.27	311
SUBTOTAL - WALLBOARD	42.57	/m2 GFA		1,682		2,576		4,257
14. FLOORING								
14.10 Sheet vinyl flooring (.065 gauge) with adhesive to subfloor.	12	m2	5.63	68	11.94	143	17.57	211
14.20 20 oz, 100% Nylon carpet with 6 mm (.25") tufted chip foam underlay.	73	m2	3.60	263	14.69	1,072	18.29	1,335
SUBTOTAL - FLOORING	15.46	/m2 GFA		330		1,216		1,546
15. PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim.	12	m2	4.08	49	1.24	15	5.32	64

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

RED DEER

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
15.20 Interior work - Prepare, prime two coats of latex or semigloss paint to drywall, etc.	440	m2	2.06	906	0.72	317	2.78	1,223
15.30 Two coats urethane varnish on doors and frames.	6	No.	20.30	122	6.34	38	26.64	160
15.40 Prepare, prime, one coat semigloss on baseboards and shelving.	105	m	0.88	92	0.23	24	1.11	117
SUBTOTAL - PAINTING	15.63	/m2 GFA		1,170		394		1,563
16. FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide).	11	m	3.78	42	5.47	60	9.25	102
16.20 Vanity and cabinets.	10	m	33.85	339	225.00	2,250	258.85	2,589
SUBTOTAL - FITTINGS	26.90	/m2 GFA		380		2,310		2,690
17. SPECIALTIES								
17.10 Washroom accessories - 1 No. toilet paperholder - 1 No. soap dish - 1 No. towel bar - 1 No. pullout towel bar	4	No.	5.95	24	8.79	35	14.74	59
17.20 Medicine cabinet	1	No.	10.00	10	36.72	37	46.72	47
17.30 25 mm dia. chrome shower curtain rod.	1	No.	5.50	6	6.50	7	12.00	12

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

RED DEER

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
17.40 Mail box and house numbers	1	set	5.50	6	23.00	23	28.50	29
17.50 18 mm dia. chrome coat rods.	5	No.	3.50	18	6.00	30	9.50	48
SUBTOTAL - SPECIALTIES	1.94	/m2 GFA		62		131		194
18. APPLIANCES								
18.10 Range hood	1	No.	15.50	16	95.00	95	110.50	111
SUBTOTAL - APPLIANCES	1.11	/m2 GFA		16		95		111
19. PLUMBING								
19.10 Complete plumbing including : - 1 No. water closet - 1 No. lavatory basin - 1 No. bath 1.5m (5') - 1 No. laundry tub (The above Crane or equal) - 1 No. kitchen sink, compartment, stainless steel. - 1 No. water heater (33.3 imp. gal. or 152 litres) - John Woods or equal. - rough-in, waste and vent - outside hose bibs (Emco or equal)	1	house	770.00	770	1,825.00	1,825	2,595.00	2,595
SUBTOTAL - PLUMBING	25.95	/m2 GFA		770		1,825		2,595

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

RED DEER

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
20. HEATING								
20.10 Gas fired , forced air furnace, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork.	1	house	475.00	475	1,420.00	1,420	1,895.00	1,895
SUBTOTAL - HEATING	18.95	/m2 GFA		475		1,420		1,895
21. ELECTRICAL								
21.10 Material only - lighting fixtures Columbia or equal (Allowance)	1	house	0.00	0	330.00	330	330.00	330
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, door-bell with two presses, smoke detectors, 100 A service board.	1	house	820.00	820	975.00	975	1,795.00	1,795
SUBTOTAL - ELECTRICAL	21.25	/m2 GFA		820		1,305		2,125

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

RED DEER

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
22. SITE OVERHEAD								
22.10 Site Overhead (Allowance)	1	house	0.00	0	3,300.00	3,300	3,300.00	3,300
SUBTOTAL - SITE OVERHEAD	33.00	/m2 GFA		0		3,300		3,300
TOTAL - RED DEER	458.40	/m2 GFA		$12,143		$33,697		$45,840

DETAILED COST ESTIMATES FOR FORT McMURRAY

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

FORT McMURRAY

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
1. EXCAVATION									
1.10	Excavate for basement, wall footings, and bases.	288	m3	0.62	179	1.07	308	1.69	487
1.20	Backfill to basement walls, footings, and bases.	96	m3	1.12	108	1.84	177	2.96	284
1.30	150 mm gravel or sand bed under slab on grade.	16	m3	3.20	51	19.30	309	22.50	360
1.40	.152 mm polyethylene vapour barrier on gravel or sand bed.	96	m2	0.91	87	0.28	27	1.19	114
	SUBTOTAL - EXCAVATION	12.45	/m2 GFA		425		820		1,245
2. CONCRETE									
2.10	20 MPa concrete in footings,bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing.	26	m3	0.00	0	145.65	3,787	145.65	3,787
2.20	Reinforcing steel in footings and basement walls (material only).	284	kg	0.00	0	0.68	193	0.68	193
2.30	Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract).	41	m	24.30	996	14.90	611	39.20	1,607

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

FORT McMURRAY

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
2.40	75 mm concrete (20 MPa) in slab on grade.	87	m2	3.72	324	10.10	879	13.82	1,202
2.50	Precast concrete steps with supports, 3 risers, supporting brackets. 1 No. size 1.5 x 1.50 x .6 m, 3 risers 1 No. size 1.2 x 1.68 x .6 m, 3 risers	2	No	24.00	48	225.00	450	249.00	498
2.60	Parging to concrete walls.	19	m2	9.24	176	4.45	85	13.69	260
	SUBTOTAL - CONCRETE	75.48	/m2 GFA		1,544		6,004		7,548
3.	DAMPROOFING								
3.10	Two coats asphaltic emulsion on concrete walls.	164	m2	0.39	64	0.39	64	0.78	128
3.20	100 mm perforated plastic weeping tile in crushed gravel surround.	41	m	7.13	292	4.40	180	11.53	473
	SUBTOTAL - DAMPROOFING	6.01	/m2 GFA		356		244		601
4.	SIDING								
4.10	Prefinished aluminum siding including building paper.	117	m2	6.85	801	15.60	1,825	22.45	2,627

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

FORT McMURRAY

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
4.20	Prefinished perforated aluminum soffit.	25	m2	6.42	161	9.90	248	16.32	408
4.30	Prefinished aluminum fascia.	41	m	1.17	48	2.65	109	3.82	157
	SUBTOTAL - SIDING	31.91	/m2 GFA		1,010		2,181		3,191
5.	ROOFING								
5.10	Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing.	140	m2	1.96	274	4.73	662	6.69	937
5.20	Eavestrough and downspouts, aluminum prefinished fittings.	35	m	1.80	63	4.70	165	6.50	228
	SUBTOTAL - ROOFING	11.64	/m2 GFA		337		827		1,164
6.	CARPENTRY (ROUGH)								
6.10	Material Only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm), wallplate interior stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height).	8.0	MFBM	0.00	0	481.00	3,848	481.00	3,848

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

FORT McMURRAY

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
6.20	Material Only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better.	2.0	MFBM	0.00	0	630.00	1,260	630.00	1,260
6.30	Material Only - Plywood sheathing								
	8 mm subfloor underlay 12 m2								
	16 mm subfloor 100 m2								
	8 mm wall sheathing, ext. grade 113 m2								
	12 mm roof sheathing, ext. grade 156 m2	381	m2	0.00	0	7.70	2,934	7.70	2,934
6.40	Labour Only - complete framing including trusses and window installation.	100	m2	27.30	2,730	0.00	0	27.30	2,730
6.50	Batt insulation RSI-1.409(R8) 64 mm thick x 300 mm wide at rim joist.	41	m	0.43	18	0.93	38	1.36	56
6.60	Teleposts - 73 mm x 2.4 m long including 6.35 mm steel plate.	3	No.	7.85	24	22.26	67	30.11	90
6.70	Building paper - No. 15 asphalt felt.	113	m2	0.91	103	0.32	36	1.23	139
	SUBTOTAL - CARPENTRY (ROUGH)	110.57	/m2 GFA		2,874		8,183		11,057
7.	CARPENTRY (FINISH)								
7.10	Stair - 13 risers								
	38 x 235 mm stringers 8 m								
	38 x 235 mm treads 12 m								
	6.4 mm fir plywood in risers 13 m	1	No.	95.00	95	195.00	195	290.00	290

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

FORT McMURRAY

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
7.20	Select grade fir in handrail 50 mm diameter and brackets.	4	m	3.62	14	2.93	12	6.55	26
7.30	Select grade fir in window and door trim and base (40 x 12 mm) - windows 37 m - doors 123 m - base 92 m	252	m	1.34	338	1.18	297	2.52	635
	SUBTOTAL - CARPENTRY (FINISH)	9.51	/m2 GFA		447		504		951
8.	WINDOWS AND GLAZING								
8.10	Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in two panels.	1	No.	0.00	0	565.00	565	565.00	565
8.20	Wood framed basement window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware.	4	No.	18.00	72	95.00	380	113.00	452
8.30	Wood framed window with vinyl sliders (1.5 x 0.9 m) double glazed, screen, including hardware.	3	No.	0.00	0	182.00	546	182.00	546
8.40	Wood framed window with vinyl sliders (1.2 x 0.9 m) double glazed, screen, including hardware.	2	No.	0.00	0	166.00	332	166.00	332
8.50	Wood framed with vinyl sliding units, (0.9 x 0.45 m) double glazed, screen, including hardware.	1	No.	0.00	0	105.00	105	105.00	105
	SUBTOTAL - WINDOWS AND GLAZING	20.00	/m2 GFA		72		1,928		2,000

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
9. SEALANTS								
9.10 Caulk (exterior) (exterior doors, windows, junction of siding and concrete).	137	m	0.23	32	0.14	19	0.37	51
9.20 Caulk (interior) - ceramic tile	10	m	1.16	12	0.62	6	1.78	18
SUBTOTAL - SEALANTS	0.68	/m2 GFA		43		25		68
10. Doors								
10.10 Exterior - Insulated metal door and wood frame 0.90 x 2.0 m x 35 mm thick, paint grade fir.	2	No.	28.00	56	208.00	416	236.00	472
10.20 Interior - Hollow core door and frame, rotary cut, mahogany face - 1 No. 0.45 x 2.0 m x 35mm - 1 No. 0.70 x 2.0 m x 35mm - 3 No. 0.75 x 2.0 m x 35mm - 1 No. 0.80 x 2.0 m x 35mm	6	No.	13.50	81	43.25	260	56.75	341
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m	5	No.	10.75	54	77.00	385	87.75	439
SUBTOTAL - DOORS	12.51	/m2 GFA		191		1,061		1,251

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
11. HARDWARE								
11.10 Lock sets to exterior doors.	2	set	18.00	36	26.18	52	44.18	88
11.30 Latch sets.	5	set	9.00	45	10.70	54	19.70	99
11.40 Bathroom privacy latch sets.	1	set	9.00	9	12.84	13	21.84	22
SUBTOTAL - HARDWARE	2.09	/m2 GFA		90		119		209
12. CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm thinset on drywall.	5	m2	28.30	142	19.40	97	47.70	239
SUBTOTAL - CERAMIC TILING	2.39	/m2 GFA		142		97		239
13. WALLBOARD								
13.10 Gypsum wallboard (13mm standard) on walls, ceiling and around stair opgs, including corner bead, taped and sanded - walls 345 m2 - stair openings 2 m2 - ceiling 100 m2	447	m2	3.49	1,560	2.30	1,028	5.79	2,588
13.20 Gypsum wallboard (13mm standard) to full height of basement wall, boarded only.	95	m2	1.72	163	2.30	219	4.02	382
13.40 Finish to ceilings - textured.	84	m2	1.94	163	1.36	114	3.30	277

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
13.50 Batt insulation RSI - 3.5 (R20) to walls.	113	m2	0.87	98	5.10	576	5.97	675
13.60 Cellufibre insulation RSI - 6.0 (R34) blown into attic.	100	m2	1.40	140	7.32	732	8.72	872
13.70 .102 mm polyethylene vapour barrier.	308	m2	0.34	105	0.31	95	0.65	200
13.80 Batt insulation RSI - 1.4 (R8) to full height basement walls.	95	m2	0.75	71	2.78	264	3.53	335
SUBTOTAL - WALLBOARD	53.29	/m2 GFA		2,301		3,029		5,329
14. FLOORING								
14.10 Sheet vinyl flooring (.065 gauge) with adhesive to subfloor.	12	m2	6.30	76	11.67	140	17.97	216
14.20 20 oz, 100% Nylon carpet with 6 mm (.25") tufted chip foam underlay.	73	m2	3.75	274	16.10	1,175	19.85	1,449
SUBTOTAL - FLOORING	16.65	/m2 GFA		349		1,315		1,665
15. PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim.	12	m2	5.27	63	1.30	16	6.57	79

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
15.20 Interior work - Prepare, prime two coats of latex or semigloss paint to drywall, etc.	440	m2	2.32	1,021	0.70	308	3.02	1,329
15.30 Two coats urethane varnish on doors and frames.	6	No.	27.40	164	6.26	38	33.66	202
15.40 Prepare, prime, one coat semigloss on baseboards and shelving.	105	m	0.95	100	0.25	26	1.20	126
SUBTOTAL - PAINTING	17.36	/m2 GFA		1,348		387		1,736
16. FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide).	11	m	3.46	38	5.99	66	9.45	104
16.20 Vanity and cabinets.	10	m	39.22	392	245.00	2,450	284.22	2,842
SUBTOTAL - FITTINGS	29.46	/m2 GFA		430		2,516		2,946
17. SPECIALTIES								
17.10 Washroom accessories - 1 No. toilet paperholder - 1 No. soap dish - 1 No. towel bar - 1 No. pullout towel bar	4	No.	6.20	25	9.10	36	15.30	61
17.20 Medicine cabinet	1	No.	12.35	12	43.00	43	55.35	55
17.30 25 mm dia. chrome shower curtain rod.	1	No.	6.75	7	7.30	7	14.05	14

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
17.40 Mail box and house numbers	1	set	6.75	7	25.00	25	31.75	32
17.50 18 mm dia. chrome coat rods.	5	No.	4.50	23	6.25	31	10.75	54
SUBTOTAL - SPECIALTIES	2.16	/m2 GFA		73		143		216
18. APPLIANCES								
18.10 Range hood	1	No.	20.00	20	111.00	111	131.00	131
SUBTOTAL - APPLIANCES	1.31	/m2 GFA		20		111		131
19. PLUMBING								
19.10 Complete plumbing including : - 1 No. water closet - 1 No. lavatory basin - 1 No. bath 1.5m (5') - 1 No. laundry tub (The above Crane or equal) - 1 No. kitchen sink, compartment, stainless steel. - 1 No. water heater (33.3 imp. gal. or 152 litres) - John Woods or equal. - rough-in, waste and vent - outside hose bibs (Emco or equal)	1	house	990.00	990	1,950.00	1,950	2,940.00	2,940
SUBTOTAL - PLUMBING	29.40	/m2 GFA		990		1,950		2,940

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
20. HEATING								
20.10 Gas fired , forced air furnace, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork.	1	house	600.00	600	1,750.00	1,750	2,350.00	2,350
SUBTOTAL - HEATING	23.50	/m2 GFA		600		1,750		2,350
21. ELECTRICAL								
21.10 Material only - lighting fixtures Columbia or equal (Allowance)	1	house	0.00	0	324.00	324	324.00	324
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, door-bell with two presses, smoke detectors, 100 A service board.	1	house	1,000.00	1,000	1,100.00	1,100	2,100.00	2,100
SUBTOTAL - ELECTRICAL	24.24	/m2 GFA		1,000		1,424		2,424

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
22. SITE OVERHEAD								
22.10 Site Overhead (Allowance)	1	house	0.00	0	3,300.00	3,300	3,300.00	3,300
SUBTOTAL - SITE OVERHEAD	33.00	/m2 GFA		0		3,300		3,300
TOTAL - FORT McMURRAY	525.61	/m2 GFA		$14,642		$37,918		$52,561

DETAILED COST ESTIMATES FOR GRANDE PRAIRIE

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
1. EXCAVATION									
1.10	Excavate for basement, wall footings, and bases.	288	m3	0.60	173	1.03	297	1.63	469
1.20	Backfill to basement walls, footings, and bases.	96	m3	0.86	83	0.99	95	1.85	178
1.30	150 mm gravel or sand bed under slab on grade.	16	m3	3.14	50	11.92	191	15.06	241
1.40	.152 mm polyethylene vapour barrier on gravel or sand bed.	96	m2	0.88	84	0.26	25	1.14	109
	SUBTOTAL - EXCAVATION	9.97	/m2 GFA		390		607		997
2. CONCRETE									
2.10	20 MPa concrete in footings,bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing.	26	m3	0.00	0	124.22	3,230	124.22	3,230
2.20	Reinforcing steel in footings and basement walls (material only).	284	kg	0.00	0	0.69	196	0.69	196
2.30	Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract).	41	m	21.90	898	14.93	612	36.83	1,510

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
2.40	75 mm concrete (20 MPa) in slab on grade.	87	m2	3.49	304	9.60	835	13.09	1,139
2.50	Precast concrete steps with supports, 3 risers, supporting brackets. 1 No. size 1.5 x 1.50 x .6 m, 3 risers 1 No. size 1.2 x 1.68 x .6 m, 3 risers	2	No	23.00	46	218.00	436	241.00	482
2.60	Parging to concrete walls.	19	m2	8.95	170	4.30	82	13.25	252
	SUBTOTAL - CONCRETE	68.08	/m2 GFA		1,418		5,391		6,808
3.	DAMPROOFING								
3.10	Two coats asphaltic emulsion on concrete walls.	164	m2	0.37	61	0.37	61	0.74	121
3.20	100 mm perforated plastic weeping tile in crushed gravel surround.	41	m	6.20	254	4.28	175	10.48	430
	SUBTOTAL - DAMPROOFING	5.51	/m2 GFA		315		236		551
4.	SIDING								
4.10	Prefinished aluminum siding including building paper.	117	m2	6.26	732	14.03	1,642	20.29	2,374

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
4.20	Prefinished perforated aluminum soffit.	25	m2	5.66	142	9.81	245	15.47	387
4.30	Prefinished aluminum fascia.	41	m	1.08	44	2.55	105	3.63	149
	SUBTOTAL - SIDING	29.1	/m2 GFA		918		1,991		2,910
5.	ROOFING								
5.10	Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing.	140	m2	2.03	284	4.69	657	6.72	941
5.20	Eavestrough and downspouts, aluminum prefinished fittings.	35	m	1.70	60	4.50	158	6.20	217
	SUBTOTAL - ROOFING	11.58	/m2 GFA		344		814		1,158
6.	CARPENTRY (ROUGH)								
6.10	Material Only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm), wallplate interior stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height).	8.0	MFBM	0.00	0	447.10	3,577	447.10	3,577

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
6.20	Material Only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better.	2.0	MFBM	0.00	0	576.15	1,152	576.15	1,152
6.30	Material Only - Plywood sheathing								
	8 mm subfloor underlay 12 m2								
	16 mm subfloor 100 m2								
	8 mm wall sheathing, ext. grade 113 m2								
	12 mm roof sheathing, ext. grade 156 m2	381	m2	0.00	0	7.55	2,877	7.55	2,877
6.40	Labour Only - complete framing including trusses and window installation.	100	m2	23.87	2,387	0.00	0	23.87	2,387
6.50	Batt insulation RSI-1.409(RB) 64 mm thick x 300 mm wide at rim joist.	41	m	0.41	17	0.91	37	1.32	54
6.60	Teleposts - 73 mm x 2.4 m long including 6.35 mm steel plate.	3	No.	7.56	23	22.05	66	29.61	89
6.70	Building paper - No. 15 asphalt felt.	113	m2	0.90	102	0.32	36	1.22	138
	SUBTOTAL - CARPENTRY (ROUGH)	102.73	/m2 GFA		2,528		7,745		10,273
7.	CARPENTRY (FINISH)								
7.10	Stair - 13 risers								
	38 x 235 mm stringers 8 m								
	38 x 235 mm treads 12 m								
	6.4 mm fir plywood in risers 13 m	1	No.	80.00	80	191.20	191	271.20	271

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
7.20	Select grade fir in handrail 50 mm diameter and brackets.	4	m	3.46	14	2.74	11	6.20	25
7.30	Select grade fir in window and door trim and base (40 x 12 mm) - windows 37 m - doors 123 m - base 92 m	252	m	1.28	323	1.17	295	2.45	617
	SUBTOTAL - CARPENTRY (FINISH)	9.13	/m2 GFA		416		497		913
8.	WINDOWS AND GLAZING								
8.10	Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in two panels.	1	No.	0.00	0	548.00	548	548.00	548
8.20	Wood framed basement window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware.	4	No.	17.00	68	90.00	360	107.00	428
8.30	Wood framed window with vinyl sliders (1.5 x 0.9 m) double glazed, screen, including hardware.	3	No.	0.00	0	177.00	531	177.00	531
8.40	Wood framed window with vinyl sliders (1.2 x 0.9 m) double glazed, screen, including hardware.	2	No.	0.00	0	161.00	322	161.00	322
8.50	Wood framed with vinyl sliding units, (0.9 x 0.45 m) double glazed, screen, including hardware.	1	No.	0.00	0	102.00	102	102.00	102
	SUBTOTAL - WINDOWS AND GLAZING	19.31	/m2 GFA		68		1,863		1,931

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
9. SEALANTS								
9.10 Caulk (exterior) (exterior doors, windows, junction of siding and concrete).	137	m	0.23	32	0.14	19	0.37	51
9.20 Caulk (interior) - ceramic tile	10	m	1.10	11	0.59	6	1.69	17
SUBTOTAL - SEALANTS	0.68	/m2 GFA		43		25		68
10. Doors								
10.10 Exterior - Insulated metal door and wood frame 0.90 x 2.0 m x 35 mm thick, paint grade fir.	2	No.	26.25	53	205.00	410	231.25	463
10.20 Interior - Hollow core door and frame, rotary cut, mahogany face - 1 No. 0.45 x 2.0 m x 35mm - 1 No. 0.70 x 2.0 m x 35mm - 3 No. 0.75 x 2.0 m x 35mm - 1 No. 0.80 x 2.0 m x 35mm	6	No.	12.42	75	42.35	254	54.77	329
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m	5	No.	10.00	50	75.26	376	85.26	426
SUBTOTAL - DOORS	12.17	/m2 GFA		177		1,040		1,217

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
11. HARDWARE								
11.10 Lock sets to exterior doors.	2	set	16.48	33	25.08	50	41.56	83
11.30 Latch sets.	5	set	8.24	41	10.44	52	18.68	93
11.40 Bathroom privacy latch sets.	1	set	8.24	8	12.60	13	20.84	21
SUBTOTAL - HARDWARE	1.97	/m2 GFA		82		115		197
12. CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm thinset on drywall.	5	m2	26.75	134	19.05	95	45.80	229
SUBTOTAL - CERAMIC TILING	2.29	/m2 GFA		134		95		229
13. WALLBOARD								
13.10 Gypsum wallboard (13mm standard) on walls, ceiling and around stair opgs, including corner bead, taped and sanded								
- walls 345 m2								
- stair openings 2 m2								
- ceiling 100 m2	447	m2	2.60	1,162	2.21	988	4.81	2,150
13.20 Gypsum wallboard (13mm standard) to full height of basement wall, boarded only.	95	m2	1.30	124	2.21	210	3.51	333
13.40 Finish to ceilings - textured.	84	m2	1.26	106	1.20	101	2.46	207

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
13.50 Batt insulation RSI - 3.5 (R20) to walls.	113	m2	0.84	95	4.68	529	5.52	624
13.60 Cellufibre insulation RSI - 6.0 (R34) blown into attic.	100	m2	1.24	124	6.28	628	7.52	752
13.70 .102 mm polyethylene vapour barrier.	308	m2	0.32	99	0.29	89	0.61	188
13.80 Batt insulation RSI - 1.4 (R8) to full height basement walls.	95	m2	0.69	66	2.51	238	3.20	304
SUBTOTAL - WALLBOARD	45.58	/m2 GFA		1,775		2,783		4,558
14. FLOORING								
14.10 Sheet vinyl flooring (.065 gauge) with adhesive to subfloor.	12	m2	6.10	73	11.68	140	17.78	213
14.20 20 oz, 100% Nylon carpet with 6 mm (.25") tufted chip foam underlay.	73	m2	3.51	256	15.76	1,150	19.27	1,407
SUBTOTAL - FLOORING	16.20	/m2 GFA		329		1,291		1,620
15. PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim.	12	m2	5.04	60	1.23	15	6.27	75

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
15.20 Interior work - Prepare, prime two coats of latex or semigloss paint to drywall, etc.	440	m2	2.12	933	0.68	299	2.80	1,232
15.30 Two coats urethane varnish on doors and frames.	6	No.	26.25	158	6.04	36	32.29	194
15.40 Prepare, prime, one coat semigloss on baseboards and shelving.	105	m	0.93	98	0.24	25	1.17	123
SUBTOTAL - PAINTING	16.24	/m2 GFA		1,248		375		1,624
16. FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide).	11	m	3.32	39	5.69	63	9.21	101
16.20 Vanity and cabinets.	10	m	35.50	355	229.00	2,290	264.50	2,645
SUBTOTAL - FITTINGS	27.46	/m2 GFA		394		2,353		2,746
17. SPECIALTIES								
17.10 Washroom accessories - 1 No. toilet paperholder - 1 No. soap dish - 1 No. towel bar - 1 No. pullout towel bar	4	No.	5.94	24	9.10	36	15.04	60
17.20 Medicine cabinet	1	No.	11.70	12	43.00	43	54.70	55
17.30 25 mm dia. chrome shower curtain rod.	1	No.	6.35	6	7.42	7	13.77	14

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
17.40 Mail box and house numbers	1	set	6.35	6	25.40	25	31.75	32
17.50 18 mm dia. chrome coat rods.	5	No.	4.28	21	6.36	32	10.64	53
SUBTOTAL - SPECIALTIES	2.14	/m2 GFA		70		144		214
18. APPLIANCES								
18.10 Range hood	1	No.	18.00	18	111.30	111	129.30	129
SUBTOTAL - APPLIANCES	1.29	/m2 GFA		18		111		129
19. PLUMBING								
19.10 Complete plumbing including : - 1 No. water closet - 1 No. lavatory basin - 1 No. bath 1.5m (5') - 1 No. laundry tub (The above Crane or equal) - 1 No. kitchen sink, compartment, stainless steel. - 1 No. water heater (33.3 imp. gal. or 152 litres) - John Woods or equal. - rough-in, waste and vent - outside hose bibs (Emco or equal)	1	house	993.00	993	1,900.00	1,900	2,893.00	2,893
SUBTOTAL - PLUMBING	28.93	/m2 GFA		993		1,900		2,893

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
20. HEATING								
20.10 Gas fired , forced air furnace, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork.	1	house	530.00	530	1,620.00	1,620	2,150.00	2,150
SUBTOTAL - HEATING	21.50	/m2 GFA		530		1,620		2,150
21. ELECTRICAL								
21.10 Material only - lighting fixtures Columbia or equal (Allowance)	1	house	0.00	0	324.00	324	324.00	324
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, door-bell with two presses, smoke detectors, 100 A service board.	1	house	795.00	795	1,050.00	1,050	1,845.00	1,845
SUBTOTAL - ELECTRICAL	21.69	/m2 GFA		795		1,374		2,169

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
22. SITE OVERHEAD								
22.10 Site Overhead (Allowance)	1	house	0.00	0	3,300.00	3,300	3,300.00	3,300
SUBTOTAL - SITE OVERHEAD	33.00	/m2 GFA		0		3,300		3,300
TOTAL - GRANDE PRAIRIE	486.55	/m2 GFA		$12,985		$35,670		$48,655

DETAILED COST ESTIMATES FOR HINTON

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

HINTON

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
1. EXCAVATION									
1.10	Excavate for basement, wall footings, and bases.	288	m3	0.47	135	0.99	285	1.46	420
1.20	Backfill to basement walls, footings, and bases.	96	m3	0.92	88	1.48	142	2.40	230
1.30	150 mm gravel or sand bed under slab on grade.	16	m3	3.40	54	6.84	109	10.24	164
1.40	.152 mm polyethylene vapour barrier on gravel or sand bed.	96	m2	0.84	81	0.24	23	1.08	104
	SUBTOTAL - EXCAVATION	9.18	/m2 GFA		359		560		918
2. CONCRETE									
2.10	20 MPa concrete in footings,bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing.	26	m3	0.00	0	115.00	2,990	115.00	2,990
2.20	Reinforcing steel in footings and basement walls (material only).	284	kg	0.00	0	0.64	182	0.64	182
2.30	Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract).	41	m	30.60	1,255	22.40	918	53.00	2,173

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

HINTON

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
2.40	75 mm concrete (20 MPa) in slab on grade.	87	m2	3.63	316	8.77	763	12.40	1,079
2.50	Precast concrete steps with supports, 3 risers, supporting brackets.								
	1 No. size 1.5 x 1.50 x .6 m, 3 risers								
	1 No. size 1.2 x 1.68 x .6 m, 3 risers	2	No	22.00	44	225.00	450	247.00	494
2.60	Parging to concrete walls.	19	m2	9.16	174	3.76	71	12.92	245
	SUBTOTAL - CONCRETE	71.63	/m2 GFA		1,788		5,375		7,163
3.	DAMPROOFING								
3.10	Two coats asphaltic emulsion on concrete walls.	164	m2	0.29	48	0.29	48	0.58	95
3.20	100 mm perforated plastic weeping tile in crushed gravel surround.	41	m	4.53	186	4.07	167	8.60	353
	SUBTOTAL - DAMPROOFING	4.48	/m2 GFA		233		214		448
4.	SIDING								
4.10	Prefinished aluminum siding including building paper.	117	m2	7.20	842	11.19	1,309	18.39	2,152

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

HINTON

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
4.20	Prefinished perforated aluminum soffit.	25	m2	3.93	98	10.19	255	14.12	353
4.30	Prefinished aluminum fascia.	41	m	0.83	34	2.03	83	2.86	117
	SUBTOTAL - SIDING	26.22	/m2 GFA		975		1,647		2,622
5.	ROOFING								
5.10	Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing.	140	m2	1.80	252	4.45	623	6.25	875
5.20	Eavestrough and downspouts, aluminum prefinished fittings.	35	m	1.77	62	4.47	156	6.24	218
	SUBTOTAL - ROOFING	10.93	/m2 GFA		314		779		1,093
6.	CARPENTRY (ROUGH)								
6.10	Material Only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm), wallplate interior stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height).	8.0	MFBM	0.00	0	418.00	3,344	418.00	3,344

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

HINTON

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
6.20	Material Only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better.	2.0	MFBM	0.00	0	550.00	1,100	550.00	1,100
6.30	Material Only - Plywood sheathing 8 mm subfloor underlay 12 m2 16 mm subfloor 100 m2 8 mm wall sheathing, ext. grade 113 m2 12 mm roof sheathing, ext. grade 156 m2	381	m2	0.00	0	6.30	2,400	6.30	2,400
6.40	Labour Only - complete framing including trusses and window installation.	100	m2	23.25	2,325	0.00	0	23.25	2,325
6.50	Batt insulation RSI-1.409(RB) 64 mm thick x 300 mm wide at rim joist.	41	m	0.38	16	0.86	35	1.24	51
6.60	Teleposts - 73 mm x 2.4 m long including 6.35 mm steel plate.	3	No.	7.15	21	21.00	63	28.15	84
6.70	Building paper - No. 15 asphalt felt.	113	m2	0.88	99	0.32	36	1.20	136
	SUBTOTAL - CARPENTRY (ROUGH)	94.40	/m2 GFA		2,461		6,979		9,440
	7. CARPENTRY (FINISH)								
7.10	Stair - 13 risers 38 x 235 mm stringers 8 m 38 x 235 mm treads 12 m 6.4 mm fir plywood in risers 13 m	1	No.	76.00	76	164.00	164	240.00	240

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

HINTON

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
7.20	Select grade fir in handrail 50 mm diameter and brackets.	4	m	3.52	14	2.70	11	6.22	25
7.30	Select grade fir in window and door trim and base (40 x 12 mm) - windows 37 m - doors 123 m - base 92 m	252	m	1.10	277	1.11	280	2.21	557
	SUBTOTAL - CARPENTRY (FINISH)	8.22	/m2 GFA		367		455		822
8.	WINDOWS AND GLAZING								
8.10	Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in two panels.	1	No.	0.00	0	524.00	524	524.00	524
8.20	Wood framed basement window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware.	4	No.	16.10	64	87.00	348	103.10	412
8.30	Wood framed window with vinyl sliders (1.5 x 0.9 m) double glazed, screen, including hardware.	3	No.	0.00	0	171.00	513	171.00	513
8.40	Wood framed window with vinyl sliders (1.2 x 0.9 m) double glazed, screen, including hardware.	2	No.	0.00	0	155.00	310	155.00	310
8.50	Wood framed with vinyl sliding units, (0.9 x 0.45 m) double glazed, screen, including hardware.	1	No.	0.00	0	99.00	99	99.00	99
	SUBTOTAL - WINDOWS AND GLAZING	18.58	/m2 GFA		64		1,794		1,858

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

HINTON

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
9. SEALANTS								
9.10 Caulk (exterior) (exterior doors, windows, junction of siding and concrete).	137	m	0.20	27	0.12	16	0.32	44
9.20 Caulk (interior) - ceramic tile	10	m	1.10	11	0.58	6	1.68	17
SUBTOTAL - SEALANTS	0.61	/m2 GFA		38		22		61
10. Doors								
10.10 Exterior - Insulated metal door and wood frame 0.90 x 2.0 m x 35 mm thick, paint grade fir.	2	No.	25.00	50	202.00	404	227.00	454
10.20 Interior - Hollow core door and frame, rotary cut, mahogany face - 1 No. 0.45 x 2.0 m x 35mm - 1 No. 0.70 x 2.0 m x 35mm - 3 No. 0.75 x 2.0 m x 35mm - 1 No. 0.80 x 2.0 m x 35mm	6	No.	12.00	72	43.00	258	55.00	330
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m	5	No.	9.75	49	75.00	375	84.75	424
SUBTOTAL - DOORS	12.08	/m2 GFA		171		1,037		1,208

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

HINTON

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
11. HARDWARE								
11.10 Lock sets to exterior doors.	2	set	16.00	32	24.62	49	40.62	81
11.30 Latch sets.	5	set	8.00	40	10.70	54	18.70	94
11.40 Bathroom privacy latch sets.	1	set	8.00	8	12.84	13	20.84	21
SUBTOTAL - HARDWARE	1.96	/m2 GFA		80		116		196
12. CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm thinset on drywall.	5	m2	25.00	125	18.09	90	43.09	215
SUBTOTAL - CERAMIC TILING	2.15	/m2 GFA		125		90		215
13. WALLBOARD								
13.10 Gypsum wallboard (13mm standard) on walls, ceiling and around stair opgs, including corner bead, taped and sanded								
- walls 345 m2								
- stair openings 2 m2								
- ceiling 100 m2	447	m2	3.00	1,341	2.32	1,037	5.32	2,378
13.20 Gypsum wallboard (13mm standard) to full height of basement wall, boarded only.	95	m2	1.50	143	2.32	220	3.82	363
13.40 Finish to ceilings - textured.	84	m2	1.24	104	1.22	102	2.46	207

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

HINTON

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
13.50 Batt insulation RSI - 3.5 (R20) to walls.	113	m2	0.82	93	4.63	523	5.45	616
13.60 Cellufibre insulation RSI - 6.0 (R34) blown into attic.	100	m2	1.12	112	5.45	545	6.57	657
13.70 .102 mm polyethylene vapour barrier.	308	m2	0.27	83	0.21	65	0.48	148
13.80 Batt insulation RSI - 1.4 (R8) to full height basement walls.	95	m2	0.64	61	2.48	236	3.12	296
SUBTOTAL - WALLBOARD	46.65	/m2 GFA		1,936		2,728		4,665
14. FLOORING								
14.10 Sheet vinyl flooring (.065 gauge) with adhesive to subfloor.	12	m2	5.64	68	11.14	134	16.78	201
14.20 20 oz, 100% Nylon carpet with 6 mm (.25") tufted chip foam underlay.	73	m2	3.40	248	14.76	1,077	18.16	1,326
SUBTOTAL - FLOORING	15.27	/m2 GFA		316		1,211		1,527
15. PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim.	12	m2	4.60	55	1.19	14	5.79	69

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

HINTON

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
15.20 Interior work - Prepare, prime two coats of latex or semigloss paint to drywall, etc.	440	m2	2.20	968	0.68	299	2.88	1,267
15.30 Two coats urethane varnish on doors and frames.	6	No.	25.50	153	5.88	35	31.38	188
15.40 Prepare, prime, one coat semigloss on baseboards and shelving.	105	m	0.89	93	0.23	24	1.12	118
SUBTOTAL - PAINTING	16.43	/m2 GFA		1,270		373		1,643
16. FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide).	11	m	3.47	38	5.67	62	9.14	101
16.20 Vanity and cabinets.	10	m	34.00	340	217.00	2,170	251.00	2,510
SUBTOTAL - FITTINGS	26.11	/m2 GFA		378		2,232		2,611
17. SPECIALTIES								
17.10 Washroom accessories - 1 No. toilet paperholder - 1 No. soap dish - 1 No. towel bar - 1 No. pullout towel bar	4	No.	5.50	22	8.40	34	13.90	56
17.20 Medicine cabinet	1	No.	11.00	11	37.80	38	48.80	49
17.30 25 mm dia. chrome shower curtain rod.	1	No.	6.50	7	7.35	7	13.85	14

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

HINTON

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
17.40 Mail box and house numbers	1	set	5.50	6	24.15	24	29.65	30
17.50 18 mm dia. chrome coat rods.	5	No.	3.00	15	5.25	26	8.25	41
SUBTOTAL - SPECIALTIES	1.89	/m2 GFA		60		129		189
18. APPLIANCES								
18.10 Range hood	1	No.	17.50	18	99.00	99	116.50	117
SUBTOTAL - APPLIANCES	1.17	/m2 GFA		18		99		117
19. PLUMBING								
19.10 Complete plumbing including : - 1 No. water closet - 1 No. lavatory basin - 1 No. bath 1.5m (5') - 1 No. laundry tub (The above Crane or equal) - 1 No. kitchen sink, compartment, stainless steel. - 1 No. water heater (33.3 imp. gal. or 152 litres) - John Woods or equal. - rough-in, waste and vent - outside hose bibs (Emco or equal)	1	house	860.00	860	1,800.00	1,800	2,660.00	2,660
SUBTOTAL - PLUMBING	26.60	/m2 GFA		860		1,800		2,660

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

HINTON

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
20. HEATING								
20.10 Gas fired , forced air furnace, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork.	1	house	560.00	560	1,625.00	1,625	2,185.00	2,185
SUBTOTAL - HEATING	21.85	/m2 GFA		560		1,625		2,185
21. ELECTRICAL								
21.10 Material only - lighting fixtures Columbia or equal (Allowance)	1	house	0.00	0	325.00	325	325.00	325
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, door-bell with two presses, smoke detectors, 100 A service board.	1	house	1,100.00	1,100	1,050.00	1,050	2,150.00	2,150
SUBTOTAL - ELECTRICAL	24.75	/m2 GFA		1,100		1,375		2,475

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

HINTON

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
22. SITE OVERHEAD								
22.10 Site Overhead (Allowance)	1	house	0.00	0	3,300.00	3,300	3,300.00	3,300
SUBTOTAL - SITE OVERHEAD	33.00	/m2 GFA		0		3,300		3,300
TOTAL - HINTON	474.16	/m2 GFA		$13,473		$33,940		$47,416

DETAILED COST ESTIMATES FOR LETHBRIDGE

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
1. EXCAVATION									
1.10	Excavate for basement, wall footings, and bases.	288	m3	0.42	121	1.43	412	1.85	533
1.20	Backfill to basement walls, footings, and bases.	96	m3	0.80	77	1.60	154	2.40	230
1.30	150 mm gravel or sand bed under slab on grade.	16	m3	3.07	49	12.34	197	15.41	247
1.40	.152 mm polyethylene vapour barrier on gravel or sand bed.	96	m2	0.84	81	0.24	23	1.08	104
	SUBTOTAL - EXCAVATION	11.13	/m2 GFA		328		786		1,113
2. CONCRETE									
2.10	20 MPa concrete in footings,bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing.	26	m3	0.00	0	89.40	2,324	89.40	2,324
2.20	Reinforcing steel in footings and basement walls (material only).	284	kg	0.00	0	0.66	187	0.66	187
2.30	Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract).	41	m	23.10	947	12.76	523	35.86	1,470

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
2.40	75 mm concrete (20 MPa) in slab on grade.	87	m2	3.49	304	6.13	533	9.62	837
2.50	Precast concrete steps with supports, 3 risers, supporting brackets. 1 No. size 1.5 x 1.50 x .6 m, 3 risers 1 No. size 1.2 x 1.68 x .6 m, 3 risers	2	No	22.00	44	212.00	424	234.00	468
2.60	Parging to concrete walls.	19	m2	8.80	167	2.73	52	11.53	219
	SUBTOTAL - CONCRETE	55.06	/m2 GFA		1,462		4,044		5,506
3.	DAMPROOFING								
3.10	Two coats asphaltic emulsion on concrete walls.	164	m2	0.32	52	0.29	48	0.61	100
3.20	100 mm perforated plastic weeping tile in crushed gravel surround.	41	m	4.60	189	4.04	166	8.64	354
	SUBTOTAL - DAMPROOFING	4.54	/m2 GFA		241		213		454
4.	SIDING								
4.10	Prefinished aluminum siding including building paper.	117	m2	4.77	558	14.20	1,661	18.97	2,219

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
4.20	Prefinished perforated aluminum soffit.	25	m2	4.40	110	9.07	227	13.47	337
4.30	Prefinished aluminum fascia.	41	m	1.39	57	2.57	105	3.96	162
	SUBTOTAL - SIDING	27.19	/m2 GFA		725		1,994		2,719
	5. ROOFING								
5.10	Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing.	140	m2	2.33	326	4.23	592	6.56	918
5.20	Eavestrough and downspouts, aluminum prefinished fittings.	35	m	1.64	57	4.42	155	6.06	212
	SUBTOTAL - ROOFING	11.31	/m2 GFA		384		747		1,131
	6. CARPENTRY (ROUGH)								
6.10	Material Only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm), wallplate interior stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height).	8.0	MFBM	0.00	0	430.00	3,440	430.00	3,440

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
6.20	Material Only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better.	2.0	MFBM	0.00	0	555.00	1,110	555.00	1,110
6.30	Material Only - Plywood sheathing 8 mm subfloor underlay 12 m2 16 mm subfloor 100 m2 8 mm wall sheathing, ext. grade 113 m2 12 mm roof sheathing, ext. grade 156 m2	381	m2	0.00	0	6.24	2,377	6.24	2,377
6.40	Labour Only - complete framing including trusses and window installation.	100	m2	22.50	2,250	0.00	0	22.50	2,250
6.50	Batt insulation RSI-1.409(RB) 64 mm thick x 300 mm wide at rim joist.	41	m	0.38	16	0.89	36	1.27	52
6.60	Teleposts - 73 mm x 2.4 m long including 6.35 mm steel plate.	3	No.	7.06	21	20.00	60	27.06	81
6.70	Building paper - No. 15 asphalt felt.	113	m2	0.90	102	0.32	36	1.22	138
	SUBTOTAL - CARPENTRY (ROUGH)	94.49	/m2 GFA		2,388		7,060		9,449
7.	CARPENTRY (FINISH)								
7.10	Stair - 13 risers 38 x 235 mm stringers 8 m 38 x 235 mm treads 12 m 6.4 mm fir plywood in risers 13 m	1	No.	74.00	74	174.00	174	248.00	248

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
7.20	Select grade fir in handrail 50 mm diameter and brackets.	4	m	3.60	14	2.73	11	6.33	25
7.30	Select grade fir in window and door trim and base (40 x 12 mm) - windows 37 m - doors 123 m - base 92 m	252	m	1.12	282	1.12	282	2.24	564
	SUBTOTAL - CARPENTRY (FINISH)	8.38	/m2 GFA		371		467		838
8.	WINDOWS AND GLAZING								
8.10	Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in two panels.	1	No.	0.00	0	514.00	514	514.00	514
8.20	Wood framed basement window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware.	4	No.	15.90	64	85.00	340	100.90	404
8.30	Wood framed window with vinyl sliders (1.5 x 0.9 m) double glazed, screen, including hardware.	3	No.	0.00	0	168.00	504	168.00	504
8.40	Wood framed window with vinyl sliders (1.2 x 0.9 m) double glazed, screen, including hardware.	2	No.	0.00	0	152.00	304	152.00	304
8.50	Wood framed with vinyl sliding units, (0.9 x 0.45 m) double glazed, screen, including hardware.	1	No.	0.00	0	97.00	97	97.00	97
	SUBTOTAL - WINDOWS AND GLAZING	18.23	/m2 GFA		64		1,759		1,823

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
9. SEALANTS								
9.10 Caulk (exterior) (exterior doors, windows, junction of siding and concrete).	137	m	0.18	25	0.10	14	0.28	38
9.20 Caulk (interior) - ceramic tile	10	m	1.05	11	0.57	6	1.62	16
SUBTOTAL - SEALANTS	0.55	/m2 GFA		35		19		55
10. Doors								
10.10 Exterior - Insulated metal door and wood frame 0.90 x 2.0 m x 35 mm thick, paint grade fir.	2	No.	25.00	50	178.00	356	203.00	406
10.20 Interior - Hollow core door and frame, rotary cut, mahogany face - 1 No. 0.45 x 2.0 m x 35mm - 1 No. 0.70 x 2.0 m x 35mm - 3 No. 0.75 x 2.0 m x 35mm - 1 No. 0.80 x 2.0 m x 35mm	6	No.	11.00	66	42.00	252	53.00	318
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m	5	No.	8.70	44	67.00	335	75.70	379
SUBTOTAL - DOORS	11.03	/m2 GFA		160		943		1,103

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
11. HARDWARE								
11.10 Lock sets to exterior doors.	2	set	15.00	30	23.10	46	38.10	76
11.30 Latch sets.	5	set	8.00	40	10.50	53	18.50	93
11.40 Bathroom privacy latch sets.	1	set	8.00	8	12.60	13	20.60	21
SUBTOTAL - HARDWARE	1.89	/m2 GFA		78		111		189
12. CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm thinset on drywall.	5	m2	20.60	103	23.45	117	44.05	220
SUBTOTAL - CERAMIC TILING	2.20	/m2 GFA		103		117		220
13. WALLBOARD								
13.10 Gypsum wallboard (13mm standard) on walls, ceiling and around stair opgs, including corner bead, taped and sanded								
- walls 345 m2								
- stair openings 2 m2								
- ceiling 100 m2	447	m2	2.30	1,028	2.04	912	4.34	1,940
13.20 Gypsum wallboard (13mm standard) to full height of basement wall, boarded only.	95	m2	1.16	110	2.04	194	3.20	304
13.40 Finish to ceilings - textured.	84	m2	1.21	102	1.10	92	2.31	194

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
13.50 Batt insulation RSI - 3.5 (R20) to walls.	113	m2	0.82	93	4.96	560	5.78	653
13.60 Cellufibre insulation RSI - 6.0 (R34) blown into attic.	100	m2	1.12	112	5.23	523	6.35	635
13.70 .102 mm polyethylene vapour barrier.	308	m2	0.25	77	0.29	89	0.54	166
13.80 Batt insulation RSI - 1.4 (R8) to full height basement walls.	95	m2	0.59	56	2.71	257	3.30	314
SUBTOTAL - WALLBOARD	42.06	/m2 GFA		1,578		2,628		4,206
14. FLOORING								
14.10 Sheet vinyl flooring (.065 gauge) with adhesive to subfloor.	12	m2	5.78	69	11.35	136	17.13	206
14.20 20 oz, 100% Nylon carpet with 6 mm (.25") tufted chip foam underlay.	73	m2	3.20	234	14.19	1,036	17.39	1,269
SUBTOTAL - FLOORING	14.75	/m2 GFA		303		1,172		1,475
15. PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim.	12	m2	4.16	50	1.17	14	5.33	64

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
15.20 Interior work - Prepare, prime two coats of latex or semigloss paint to drywall, etc.	440	m2	2.25	990	0.68	299	2.93	1,289
15.30 Two coats urethane varnish on doors and frames.	6	No.	25.00	150	5.80	35	30.80	185
15.40 Prepare, prime, one coat semigloss on baseboards and shelving.	105	m	0.89	93	0.21	22	1.10	116
SUBTOTAL - PAINTING	16.53	/m2 GFA		1,283		370		1,653
16. FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide).	11	m	3.65	40	5.62	62	9.27	102
16.20 Vanity and cabinets.	10	m	34.10	341	238.00	2,380	272.10	2,721
SUBTOTAL - FITTINGS	28.23	/m2 GFA		381		2,442		2,823
17. SPECIALTIES								
17.10 Washroom accessories - 1 No. toilet paperholder - 1 No. soap dish - 1 No. towel bar - 1 No. pullout towel bar	4	No.	5.50	22	7.90	32	13.40	54
17.20 Medicine cabinet	1	No.	11.00	11	36.75	37	47.75	48
17.30 25 mm dia. chrome shower curtain rod.	1	No.	5.50	6	6.50	7	12.00	12

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
17.40 Mail box and house numbers	1	set	5.50	6	24.00	24	29.50	30
17.50 18 mm dia. chrome coat rods.	5	No.	3.25	16	5.50	28	8.75	44
SUBTOTAL - SPECIALTIES	1.87	/m2 GFA		60		126		187
18. APPLIANCES								
18.10 Range hood	1	No.	17.00	17	105.00	105	122.00	122
SUBTOTAL - APPLIANCES	1.22	/m2 GFA		17		105		122
19. PLUMBING								
19.10 Complete plumbing including : - 1 No. water closet - 1 No. lavatory basin - 1 No. bath 1.5m (5') - 1 No. laundry tub (The above Crane or equal) - 1 No. kitchen sink, compartment, stainless steel. - 1 No. water heater (33.3 imp. gal. or 152 litres) - John Woods or equal. - rough-in, waste and vent - outside hose bibs (Emco or equal)	1	house	650.00	650	1,825.00	1,825	2,475.00	2,475
SUBTOTAL - PLUMBING	24.75	/m2 GFA		650		1,825		2,475

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
20. HEATING								
20.10 Gas fired , forced air furnace, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork.	1	house	400.00	400	1,200.00	1,200	1,600.00	1,600
SUBTOTAL - HEATING	16.00	/m2 GFA		400		1,200		1,600
21. ELECTRICAL								
21.10 Material only - lighting fixtures Columbia or equal (Allowance)	1	house	0.00	0	325.00	325	325.00	325
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, door-bell with two presses, smoke detectors, 100 A service board.	1	house	925.00	925	1,000.00	1,000	1,925.00	1,925
SUBTOTAL - ELECTRICAL	22.50	/m2 GFA		925		1,325		2,250

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
22. SITE OVERHEAD								
22.10 Site Overhead (Allowance)	1	house	0.00	0	3,300.00	3,300	3,300.00	3,300
SUBTOTAL - SITE OVERHEAD	33.00	/m2 GFA		0		3,300		3,300
TOTAL - LETHBRIDGE	446.91	/m2 GFA		$11,936		$32,753		$44,691

DETAILED COST ESTIMATES FOR MEDICINE HAT

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
1. EXCAVATION									
1.10	Excavate for basement, wall footings, and bases.	288	m3	0.57	164	0.97	279	1.54	444
1.20	Backfill to basement walls, footings, and bases.	96	m3	0.68	65	0.96	92	1.64	157
1.30	150 mm gravel or sand bed under slab on grade.	16	m3	3.15	50	9.42	151	12.57	201
1.40	.152 mm polyethylene vapour barrier on gravel or sand bed.	96	m2	0.85	82	0.24	23	1.09	105
	SUBTOTAL - EXCAVATION	9.07	/m2 BFA		361		545		907
2. CONCRETE									
2.10	20 MPa concrete in footings,bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing.	26	m3	0.00	0	97.95	2,547	97.95	2,547
2.20	Reinforcing steel in footings and basement walls (material only).	284	kg	0.00	0	0.67	190	0.67	190
2.30	Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract).	41	m	24.40	1,000	14.78	606	39.18	1,606

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
2.40	75 mm concrete (20 MPa) in slab on grade.	87	m2	3.63	316	7.40	644	11.03	960
2.50	Precast concrete steps with supports, 3 risers, supporting brackets. 1 No. size 1.5 x 1.50 x .6 m, 3 risers 1 No. size 1.2 x 1.68 x .6 m, 3 risers	2	No	23.00	46	220.00	440	243.00	486
2.60	Parging to concrete walls.	19	m2	9.15	174	2.96	56	12.11	230
	SUBTOTAL - CONCRETE	60.19	/m2 GFA		1,536		4,483		6,019
3.	DAMPROOFING								
3.10	Two coats asphaltic emulsion on concrete walls.	164	m2	0.34	56	0.30	49	0.64	105
3.20	100 mm perforated plastic weeping tile in crushed gravel surround.	41	m	3.80	156	4.26	175	8.06	330
	SUBTOTAL - DAMPROOFING	4.35	/m2 GFA		212		224		435
4.	SIDING								
4.10	Prefinished aluminum siding including building paper.	117	m2	4.47	523	11.25	1,316	15.72	1,839

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
4.20	Prefinished perforated aluminum soffit.	25	m2	4.15	104	13.02	326	17.17	429
4.30	Prefinished aluminum fascia.	41	m	1.42	58	2.63	108	4.05	166
	SUBTOTAL - SIDING	24.35	/m2 GFA		685		1,750		2,435
5.	ROOFING								
5.10	Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing.	140	m2	2.54	356	4.31	603	6.85	959
5.20	Eavestrough and downspouts, aluminum prefinished fittings.	35	m	1.64	57	4.60	161	6.24	218
	SUBTOTAL - ROOFING	11.77	/m2 GFA		413		764		1,177
6.	CARPENTRY (ROUGH)								
6.10	Material Only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm), wallplate interior stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height).	8.0	MFBM	0.00	0	431.00	3,448	431.00	3,448

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
6.20	Material Only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better.	2.0	MFBM	0.00	0	545.00	1,090	545.00	1,090
6.30	Material Only - Plywood sheathing								
	8 mm subfloor underlay 12 m2								
	16 mm subfloor 100 m2								
	8 mm wall sheathing, ext. grade 113 m2								
	12 mm roof sheathing, ext. grade 156 m2	381	m2	0.00	0	6.67	2,541	6.67	2,541
6.40	Labour Only - complete framing including trusses and window installation.	100	m2	16.60	1,660	0.00	0	16.60	1,660
6.50	Batt insulation RSI-1.409(R8) 64 mm thick x 300 mm wide at rim joist.	41	m	0.40	16	0.91	37	1.31	54
6.60	Teleposts - 73 mm x 2.4 m long including 6.35 mm steel plate.	3	No.	7.15	21	20.10	60	27.25	82
6.70	Building paper - No. 15 asphalt felt.	113	m2	0.90	102	0.31	35	1.21	137
	SUBTOTAL - CARPENTRY (ROUGH)	90.11	/m2 GFA		1,800		7,212		9,011
7.	CARPENTRY (FINISH)								
7.10	Stair - 13 risers								
	38 x 235 mm stringers 8 m								
	38 x 235 mm treads 12 m								
	6.4 mm fir plywood in risers 13 m	1	No.	78.00	78	168.00	168	246.00	246

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
7.20	Select grade fir in handrail 50 mm diameter and brackets.	4	m	3.54	14	2.76	11	6.30	25
7.30	Select grade fir in window and door trim and base (40 x 12 mm) - windows 37 m - doors 123 m - base 92 m	252	m	1.10	277	1.15	290	2.25	567
	SUBTOTAL - CARPENTRY (FINISH)	8.38	/m2 GFA		369		469		838
8.	WINDOWS AND GLAZING								
8.10	Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in two panels.	1	No.	0.00	0	524.00	524	524.00	524
8.20	Wood framed basement window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware.	4	No.	15.68	63	87.00	348	102.68	411
8.30	Wood framed window with vinyl sliders (1.5 x 0.9 m) double glazed, screen, including hardware.	3	No.	0.00	0	172.00	516	172.00	516
8.40	Wood framed window with vinyl sliders (1.2 x 0.9 m) double glazed, screen, including hardware.	2	No.	0.00	0	155.00	310	155.00	310
8.50	Wood framed with vinyl sliding units, (0.9 x 0.45 m) double glazed, screen, including hardware.	1	No.	0.00	0	99.00	99	99.00	99
	SUBTOTAL - WINDOWS AND GLAZING	18.60	/m2 GFA		63		1,797		1,860

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
9. SEALANTS								
9.10 Caulk (exterior) (exterior doors, windows, junction of siding and concrete).	137	m	0.20	27	0.11	15	0.31	42
9.20 Caulk (interior) - ceramic tile	10	m	1.10	11	0.58	6	1.68	17
SUBTOTAL - SEALANTS	0.59	/m2 GFA		38		21		59
10. Doors								
10.10 Exterior - Insulated metal door and wood frame 0.90 x 2.0 m x 35 mm thick, paint grade fir.	2	No.	24.00	48	178.00	356	202.00	404
10.20 Interior - Hollow core door and frame, rotary cut, mahogany face - 1 No. 0.45 x 2.0 m x 35mm - 1 No. 0.70 x 2.0 m x 35mm - 3 No. 0.75 x 2.0 m x 35mm - 1 No. 0.80 x 2.0 m x 35mm	6	No.	11.50	69	39.83	239	51.33	308
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m	5	No.	9.10	46	68.50	343	77.60	388
SUBTOTAL - DOORS	11.00	/m2 GFA		163		937		1,100

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
11. HARDWARE								
11.10 Lock sets to exterior doors.	2	set	16.00	32	23.78	48	39.78	80
11.30 Latch sets.	5	set	8.00	40	11.00	55	19.00	95
11.40 Bathroom privacy latch sets.	1	set	8.00	8	13.15	13	21.15	21
SUBTOTAL - HARDWARE	1.96	/m2 GFA		80		116		196
12. CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm thinset on drywall.	5	m2	22.00	110	23.79	119	45.79	229
SUBTOTAL - CERAMIC TILING	2.29	/m2 GFA		110		119		229
13. WALLBOARD								
13.10 Gypsum wallboard (13mm standard) on walls, ceiling and around stair opgs, including corner bead, taped and sanded								
- walls 345 m2								
- stair openings 2 m2								
- ceiling 100 m2	447	m2	2.34	1,046	2.16	966	4.50	2,012
13.20 Gypsum wallboard (13mm standard) to full height of basement wall, boarded only.	95	m2	1.17	111	2.16	205	3.33	316
13.40 Finish to ceilings - textured.	84	m2	1.29	108	1.18	99	2.47	207

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
13.50 Batt insulation RSI - 3.5 (R20) to walls.	113	m2	0.85	96	5.08	574	5.93	670
13.60 Cellufibre insulation RSI - 6.0 (R34) blown into attic.	100	m2	1.17	117	5.16	516	6.33	633
13.70 .102 mm polyethylene vapour barrier.	308	m2	0.26	80	0.24	74	0.50	154
13.80 Batt insulation RSI - 1.4 (R8) to full height basement walls.	95	m2	0.64	61	2.73	259	3.37	320
SUBTOTAL - WALLBOARD	43.13	/m2 GFA		1,619		2,693		4,313
14. FLOORING								
14.10 Sheet vinyl flooring (.065 gauge) with adhesive to subfloor.	12	m2	5.89	71	11.60	139	17.49	210
14.20 20 oz, 100% Nylon carpet with 6 mm (.25") tufted chip foam underlay.	73	m2	3.25	237	14.60	1,066	17.85	1,303
SUBTOTAL - FLOORING	15.13	/m2 GFA		308		1,205		1,513
15. PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim.	12	m2	4.45	53	1.24	15	5.69	68

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
15.20 Interior work - Prepare, prime two coats of latex or semigloss paint to drywall, etc.	440	m2	2.30	1,012	0.69	304	2.99	1,316
15.30 Two coats urethane varnish on doors and frames.	6	No.	24.86	149	5.98	36	30.84	185
15.40 Prepare, prime, one coat semigloss on baseboards and shelving.	105	m	0.91	96	0.23	24	1.14	120
SUBTOTAL - PAINTING	16.89	/m2 GFA		1,310		379		1,689
16. FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide).	11	m	3.78	42	5.79	64	9.57	105
16.20 Vanity and cabinets.	10	m	34.38	344	244.00	2,440	278.38	2,784
SUBTOTAL - FITTINGS	28.89	/m2 GFA		385		2,504		2,889
17. SPECIALTIES								
17.10 Washroom accessories - 1 No. toilet paperholder - 1 No. soap dish - 1 No. towel bar - 1 No. pullout towel bar	4	No.	5.50	22	7.88	32	13.38	54
17.20 Medicine cabinet	1	No.	11.00	11	37.45	37	48.45	48

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
17.30 25 mm dia. chrome shower curtain rod.	1	No.	6.00	6	6.30	6	12.30	12
17.40 Mail box and house numbers	1	set	6.00	6	24.00	24	30.00	30
17.50 18 mm dia. chrome coat rods.	5	No.	3.50	18	5.30	27	8.80	44
SUBTOTAL - SPECIALTIES	1.88	/m2 GFA		63		126		188
18. APPLIANCES								
18.10 Range hood	1	No.	16.50	17	96.00	96	112.50	113
SUBTOTAL - APPLIANCES	1.13	/m2 GFA		17		96		113
19. PLUMBING								
19.10 Complete plumbing including : - 1 No. water closet - 1 No. lavatory basin - 1 No. bath 1.5m (5') - 1 No. laundry tub (The above Crane or equal) - 1 No. kitchen sink, compartment, stainless steel. - 1 No. water heater (33.3 imp. gal. or 152 litres) - John Woods or equal. - rough-in, waste and vent - outside hose bibs (Esco or equal)	1	house	725.00	725	1,800.00	1,800	2,525.00	2,525
SUBTOTAL - PLUMBING	25.25	/m2 GFA		725		1,800		2,525

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
20. HEATING								
20.10 Gas fired , forced air furnace, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork.	1	house	500.00	500	1,375.00	1,375	1,875.00	1,875
SUBTOTAL - HEATING	18.75	/m2 GFA		500		1,375		1,875
21. ELECTRICAL								
21.10 Material only - lighting fixtures Columbia or equal (Allowance)	1	house	0.00	0	325.00	325	325.00	325
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, door-bell with two presses, smoke detectors, 100 A service board.	1	house	990.00	990	1,100.00	1,100	2,090.00	2,090
SUBTOTAL - ELECTRICAL	24.15	/m2 GFA		990		1,425		2,415

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
22. SITE OVERHEAD								
22.10 Site Overhead (Allowance)	1	house	0.00	0	3,300.00	3,300	3,300.00	3,300
SUBTOTAL - SITE OVERHEAD	33.00	/m2 GFA		0		3,300		3,300
TOTAL - MEDICINE HAT	450.86	/m2 GFA		$11,747		$33,340		$45,086

DETAILED COST ESTIMATES FOR LLOYDMINSTER

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
1. EXCAVATION									
1.10	Excavate for basement, wall footings, and bases.	288	m3	0.43	124	1.58	455	2.01	579
1.20	Backfill to basement walls, footings, and bases.	96	m3	0.79	76	1.70	163	2.49	239
1.30	150 mm gravel or sand bed under slab on grade.	16	m3	3.15	50	10.60	170	13.75	220
1.40	.152 mm polyethylene vapour barrier on gravel or sand bed.	96	m2	0.84	81	0.24	23	1.08	104
	SUBTOTAL - EXCAVATION	11.42	/m2 GFA		331		811		1,142
2. CONCRETE									
2.10	20 MPa concrete in footings,bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing.	26	m3	0.00	0	104.38	2,714	104.38	2,714
2.20	Reinforcing steel in footings and basement walls (material only).	284	kg	0.00	0	0.64	182	0.64	182
2.30	Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract).	41	m	18.70	767	15.37	630	34.07	1,397

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
2.40	75 mm concrete (20 MPa) in slab on grade.	87	m2	3.53	307	7.87	685	11.40	992
2.50	Precast concrete steps with supports, 3 risers, supporting brackets. 1 No. size 1.5 x 1.50 x .6 m, 3 risers 1 No. size 1.2 x 1.68 x .6 m, 3 risers	2	No	22.00	44	225.00	450	247.00	494
2.60	Parging to concrete walls.	19	m2	8.90	169	3.68	70	12.58	239
	SUBTOTAL - CONCRETE	60.17	/m2 GFA		1,287		4,730		6,017
3.	DAMPROOFING								
3.10	Two coats asphaltic emulsion on concrete walls.	164	m2	0.29	48	0.29	48	0.58	95
3.20	100 mm perforated plastic weeping tile in crushed gravel surround.	41	m	3.60	148	4.64	190	8.24	338
	SUBTOTAL - DAMPROOFING	4.33	/m2 GFA		195		238		433
4.	SIDING								
4.10	Prefinished aluminum siding including building paper.	117	m2	5.88	688	14.08	1,647	19.96	2,335

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
4.20	Prefinished perforated aluminum soffit.	25	m2	5.38	135	11 49	287	16.87	422
4.30	Prefinished aluminum fascia.	41	m	0.98	40	2.59	106	3.57	146
	SUBTOTAL - SIDING	29.03	/m2 GFA		863		2,041		2,903
5.	ROOFING								
5.10	Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing.	140	m2	1.72	241	4.23	592	5.95	833
5.20	Eavestrough and downspouts, aluminum prefinished fittings.	35	m	1.57	55	4.54	159	6.11	214
	SUBTOTAL - ROOFING	10.47	/m2 GFA		296		751		1,047
6.	CARPENTRY (ROUGH)								
6.10	Material Only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm), wallplate interior stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height).	8.0	MFBM	0.00	0	424.00	3,392	424.00	3,392

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
6.20	Material Only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better.	2.0	MFBM	0.00	0	548.00	1,096	548.00	1,096
6.30	Material Only - Plywood sheathing 8 mm subfloor underlay 12 m2 16 mm subfloor 100 m2 8 mm wall sheathing, ext. grade 113 m2 12 mm roof sheathing, ext. grade 156 m2	381	m2	0.00	0	6.73	2,564	6.73	2,564
6.40	Labour Only - complete framing including trusses and window installation.	100	m2	17.29	1,729	0.00	0	17.29	1,729
6.50	Batt insulation RSI-1.409(R8) 64 mm thick x 300 mm wide at rim joist.	41	m	0.37	15	0.91	37	1.28	52
6.60	Teleposts - 73 mm x 2.4 m long including 6.35 mm steel plate.	3	No.	6.84	21	20.90	63	27.74	83
6.70	Building paper - No. 15 asphalt felt.	113	m2	0.88	99	0.32	36	1.20	136
	SUBTOTAL - CARPENTRY (ROUGH)	90.52	/m2 GFA		1,864		7,188		9,052
7.	CARPENTRY (FINISH)								
7.10	Stair - 13 risers 38 x 235 mm stringers 8 m 38 x 235 mm treads 12 m 6.4 mm fir plywood in risers 13 m	1	No.	77.00	77	187.00	187	264.00	264

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

		Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
7.20	Select grade fir in handrail 50 mm diameter and brackets.	4	m	3.35	13	2.76	11	6.11	24
7.30	Select grade fir in window and door trim and base (40 x 12 mm) - windows 37 m - doors 123 m - base 92 m	252	m	1.07	270	1.14	287	2.21	557
	SUBTOTAL - CARPENTRY (FINISH)	8.45	/m2 GFA		360		485		845
8.	WINDOWS AND GLAZING								
8.10	Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in two panels.	1	No.	0.00	0	528.00	528	528.00	528
8.20	Wood framed basement window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware.	4	No.	16.80	67	87.00	348	103.80	415
8.30	Wood framed window with vinyl sliders (1.5 x 0.9 m) double glazed, screen, including hardware.	3	No.	0.00	0	172.00	516	172.00	516
8.40	Wood framed window with vinyl sliders (1.2 x 0.9 m) double glazed, screen, including hardware.	2	No.	0.00	0	155.00	310	155.00	310
8.50	Wood framed with vinyl sliding units, (0.9 x 0.45 m) double glazed, screen, including hardware.	1	No.	0.00	0	99.00	99	99.00	99
	SUBTOTAL - WINDOWS AND GLAZING	18.68	/m2 GFA		67		1,801		1,868

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

LLOYDMINSTER CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
9. SEALANTS								
9.10 Caulk (exterior) (exterior doors, windows, junction of siding and concrete).	137	m	0.20	27	0.12	16	0.32	44
9.20 Caulk (interior) - ceramic tile	10	m	1.08	11	0.58	6	1.66	17
SUBTOTAL - SEALANTS	0.60	/m2 GFA		38		22		60
10. Doors								
10.10 Exterior - Insulated metal door and wood frame 0.90 x 2.0 m x 35 mm thick, paint grade fir.	2	No.	25.00	50	201.00	402	226.00	452
10.20 Interior - Hollow core door and frame, rotary cut, mahogany face - 1 No. 0.45 x 2.0 m x 35mm - 1 No. 0.70 x 2.0 m x 35mm - 3 No. 0.75 x 2.0 m x 35mm - 1 No. 0.80 x 2.0 m x 35mm	6	No.	12.00	72	42.39	254	54.39	326
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m	5	No.	9.20	46	74.00	370	83.20	416
SUBTOTAL - DOORS	11.94	/m2 GFA		168		1,026		1,194

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
11. HARDWARE								
11.10 Lock sets to exterior doors.	2	set	16.00	32	24.05	48	40.05	80
11.30 Latch sets.	5	set	8.25	41	10.40	52	18.65	93
11.40 Bathroom privacy latch sets.	1	set	8.25	8	12.55	13	20.80	21
SUBTOTAL - HARDWARE	1.94	/m2 GFA		82		113		194
12. CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm thinset on drywall.	5	m2	30.00	150	24.37	122	54.37	272
SUBTOTAL - CERAMIC TILING	2.72	/m2 GFA		150		122		272
13. WALLBOARD								
13.10 Gypsum wallboard (13mm standard) on walls, ceiling and around stair opgs, including corner bead, taped and sanded								
- walls 345 m2								
- stair openings 2 m2								
- ceiling 100 m2	447	m2	3.33	1,489	2.04	912	5.37	2,400
13.20 Gypsum wallboard (13mm standard) to full height of basement wall, boarded only.	95	m2	1.71	162	2.04	194	3.75	356
13.40 Finish to ceilings - textured.	84	m2	1.37	115	1.17	98	2.54	213

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
13.50 Batt insulation RSI - 3.5 (R20) to walls.	113	m2	0.80	90	5.58	631	6.38	721
13.60 Cellufibre insulation RSI - 6.0 (R34) blown into attic.	100	m2	1.14	114	7.39	739	8.53	853
13.70 .102 mm polyethylene vapour barrier.	308	m2	0.26	80	0.24	74	0.50	154
13.80 Batt insulation RSI - 1.4 (R8) to full height basement walls.	95	m2	0.67	64	3.04	289	3.71	352
SUBTOTAL - WALLBOARD	50.50	/m2 GFA		2,114		2,936		5,050
14. FLOORING								
14.10 Sheet vinyl flooring (.065 gauge) with adhesive to subfloor.	12	m2	6.04	72	11.65	140	17.69	212
14.20 20 oz, 100% Nylon carpet with 6 mm (.25") tufted chip foam underlay.	73	m2	3.60	263	14.60	1,066	18.20	1,329
SUBTOTAL - FLOORING	15.41	/m2 GFA		335		1,206		1,541
15. PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim.	12	m2	4.32	52	1.22	15	5.54	66

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
15.20 Interior work - Prepare, prime two coats of latex or semigloss paint to drywall, etc.	440	m2	2.24	986	0.69	304	2.93	1,289
15.30 Two coats urethane varnish on doors and frames.	6	No.	25.60	154	5.78	35	31.38	188
15.40 Prepare, prime, one coat semigloss on baseboards and shelving.	105	m	0.90	95	0.23	24	1.13	119
SUBTOTAL - PAINTING	16.63	/m2 GFA		1,286		377		1,663
16. FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide).	11	m	3.42	38	5.73	63	9.15	101
16.20 Vanity and cabinets.	10	m	34.38	344	240.00	2,400	274.38	2,744
SUBTOTAL - FITTINGS	28.44	/m2 GFA		381		2,463		2,844
17. SPECIALTIES								
17.10 Washroom accessories - 1 No. toilet paperholder - 1 No. soap dish - 1 No. towel bar - 1 No. pullout towel bar	4	No.	5.75	23	8.36	33	14.11	56
17.20 Medicine cabinet	1	No.	11.50	12	37.62	38	49.12	49
17.30 25 mm dia. chrome shower curtain rod.	1	No.	6.25	6	7.30	7	13.55	14

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
17.40 Mail box and house numbers	1	set	6.25	6	24.00	24	30.25	30
17.50 18 mm dia. chrome coat rods.	5	No.	3.50	18	5.15	26	8.65	43
SUBTOTAL - SPECIALTIES	1.93	/m2 GFA		65		128		193
18. APPLIANCES								
18.10 Range hood	1	No.	16.75	17	106.00	106	122.75	123
SUBTOTAL - APPLIANCES	1.23	/m2 GFA		17		106		123
19. PLUMBING								
19.10 Complete plumbing including : - 1 No. water closet - 1 No. lavatory basin - 1 No. bath 1.5m (5') - 1 No. laundry tub (The above Crane or equal) - 1 No. kitchen sink, compartment, stainless steel. - 1 No. water heater (33.3 imp. gal. or 152 litres) - John Woods or equal. - rough-in, waste and vent - outside hose bibs (Emco or equal)	1	house	675.00	675	1,750.00	1,750	2,425.00	2,425
SUBTOTAL - PLUMBING	24.25	/m2 GFA		675		1,750		2,425

SINGLE DETACHED DWELLING

GROSS FLOOR AREA : 100 m2

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
20. HEATING								
20.10 Gas fired , forced air furnace, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork.	1	house	650.00	650	1,650.00	1,650	2,300.00	2,300
SUBTOTAL - HEATING	23.00	/m2 GFA		650		1,650		2,300
21. ELECTRICAL								
21.10 Material only - lighting fixtures Columbia or equal (Allowance)	1	house	0.00	0	325.00	325	325.00	325
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and connections for TV, phone and razor; vent fan, door-bell with two presses, smoke detectors, 100 A service board.	1	house	1,000.00	1,000	1,025.00	1,025	2,025.00	2,025
SUBTOTAL - ELECTRICAL	23.50	/m2 GFA		1,000		1,350		2,350

SINGLE DETACHED DWELLING

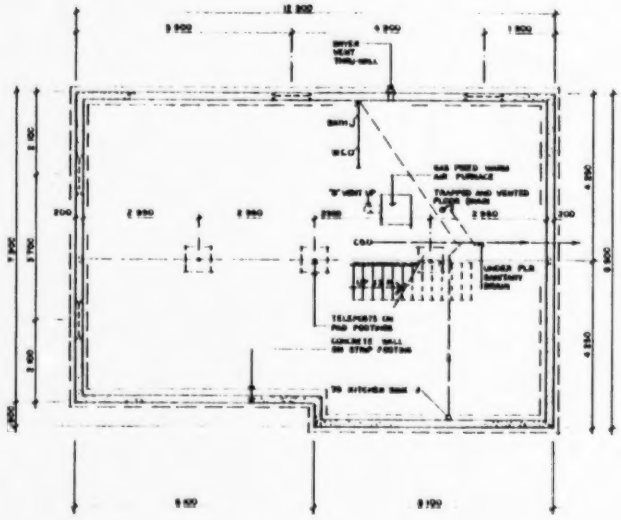
GROSS FLOOR AREA : 100 m2

LLOYDMINSTER CONSTRUCTION COST ESTIMATE

	Quantity	Unit	Labour Unit Rate	Labour Item Cost	Mat/Equip Unit Rate	Mat/Equip Item Cost	Total Unit Rate	Total Cost
22. SITE OVERHEAD								
22.10 Site Overhead (Allowance)	1	house	0.00	0	3,300.00	3,300	3,300.00	3,300
SUBTOTAL - SITE OVERHEAD	33.00	/m2 GFA		0		3,300		3,300
TOTAL - LLOYDMINSTER	468.16	/m2 GFA		$12,224		$34,594		$46,816

APPENDIX

Reduced Drawings : Single-Detached Dwelling



BASEMENT / FOUNDATION PLAN

NOTE SEE BUILDING SECTIONS FOR NOTES ON CONSTRUCTION ASSEMBLIES AND SIZES

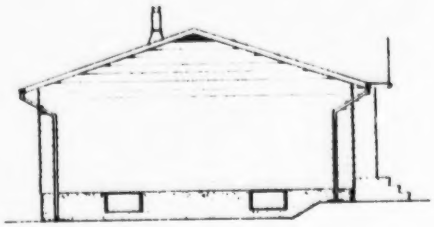
GROUND FLOOR PLAN

SMOKE ALARM SHALL BE INSTALLED BY A PERMANENT CONNECTION TO AN ELECTRICAL CIRCUIT

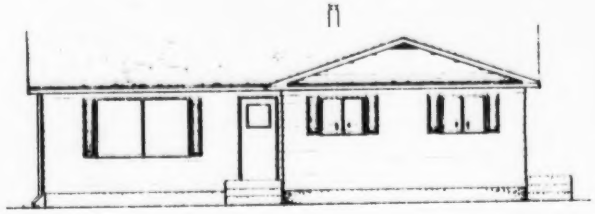
ALBERTA HOUSE COST COMPARISON STUDY

FLOOR PLANS

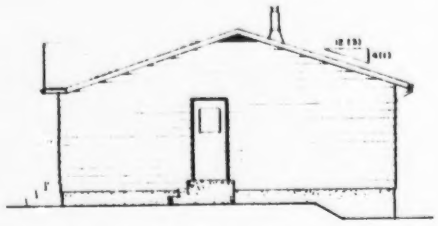
SCALE 1:50



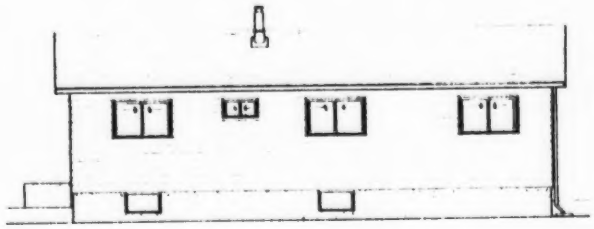
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

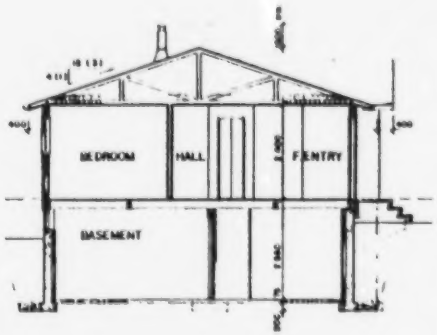


REAR ELEVATION

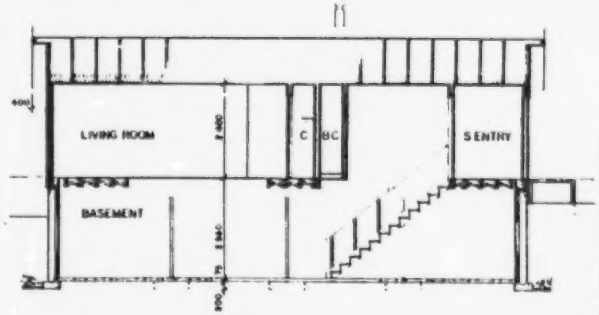
ALBERTA HOUSE COST COMPARISON STUDY

ELEVATIONS

SCALE 1:50



SECTION A



SECTION B

EXTERIOR WALLS

PREFINISHED ALUMINUM SIDING
ASPHALT FELT BUILDING PAPER
9mm EXT GRADE PLYWOOD SHEATHING
38 x 89mm WOOD STUDS @ 400mm O.C.
R12 / 2 LBS SPRAYED OR BETTER
R12 / 2 LBS BATT INSULATION
0.15mm POLY VAPOUR BARRIER
12mm GYPSUM BOARD TAPED AND SANDED

BASEMENT WALLS

2 COATS ASPHALTIC EMULSION
DAMPROOFING
250mm 20MPa POURED CONCRETE
REINFORCED
0.15 POLY VAPOUR BARRIER
38mm X 89mm WOOD STRAPPING AT 400mm O.C.
R12 / 2 BATT INSULATION
12mm GYPSUM BOARD TAPED AND SANDED

FLOORS

GROUND

9mm PLYWOOD SHEATHING SUB FLOOR
19mm PLYWOOD SHEATHING SUB FLOOR
UNDERLAY
38 x 235mm FLOOR JOISTS AT 400mm O.C.
R8 / 2 GRADE SPRUCE OR BETTER
c. 38 x 235mm BUILT UP BEAM R8 / 2
GRADE FIR OR BETTER
1 - 25mm DIAMETER x c. 750mm LONG
STEEL TELEPOLES ON 0.65 x 0.65 x
250MM THICK CONCRETE PAD FOOTINGS
TELEPOLES FITTED TOP AND BOTTOM WITH
c. 175mm THICK STEEL BEARING PLATES
MIN. SIZE TO BE 100 x 100MM FOR PLATE
TO MATCH WIDTH OF SUPPORTED BEAM

BASEMENT

75mm 20MPa POURED CONCRETE
SLAB ON GRADE
0.15mm POLY VAPOUR BARRIER
150mm SAND OR GRAVEL BED

ROOF

ASPHALT SHINGLES
12mm EXT GRADE PLYWOOD SHEATHING
APPROVED TRUSSES @ 600mm O.C.
38 x 89mm R8 / 2 GRADE FIR OR BETTER
R32 c. BLOWN CELLULOSE INSULATION
TO ATTIC
0.15mm POLY VAPOUR BARRIER
12mm GYPSUM BOARD CEILING

FASCIA

25 x 175mm SPRUCE BOARD, PREFINISHED
ALUMINUM

SOFFIT

PREFINISHED ALUMINUM PERFORATED

EAVESTROUGH

PREFINISHED ALUMINUM GA. 125mm
WITH FITTINGS

DOWNSPOUT

PREFINISHED ALUMINUM GA. 125mm
CORRUGATED RECTANGULAR WITH FITTINGS

FLASHING

GALVANIZED STEEL GA. 0.55mm AT ROOF
VALLEYS, METAL ETC.

NOTE:

THE VAPOUR BARRIER SHALL EXTEND FROM THE BASEMENT FLOOR AND SHALL TERMINATE AT GRADE LEVEL

NO SHEATHING PAPER SHALL BE APPLIED ALONG GRADE LEVEL BETWEEN THE INSULATION AND THE FOUNDATION WALL

STAIRS

FRONT STEPS

PRECAST CONCRETE WITH SUPPORTING BRACKETS
1500 x 1500 x 180mm 5 RISERS

SIDE STEPS

PRECAST CONCRETE WITH SUPPORTING BRACKETS
1200 x 1525 x 180mm 5 RISERS

BASEMENT

38 x 235mm STRINGERS
38 x 235mm TREADS
6 mm PLYWOOD RISERS
5mm DIAMETER PIN MAGNATE WITH
BRACKETS

MECHANICAL NOTES

1. ALL GAS FIRED APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH "THE GAS PROTECTION ACT AND REGULATIONS PERTAINT TO THAT ACT"
2. PROVIDE ADEQUATE COMBUSTION AIR FOR GAS FIRED FURNACE
3. ALL BATHROOM SHALL BE GALVANIZED STEEL IN CONFORMANCE WITH CODE
4. PROVIDE FRESH AIR DUCT FROM OUTDOORS WITH SUITABLY SIZED FRESH AIR GRILLE AND CONNECT TO COLD RETURN AIR DUCT UPSTREAM OF FURNACE CIRCULATING FAN
5. ALL HEATING EQUIPMENT SHALL BE SIZED TO MAINTAIN A TEMPERATURE OF +22°C INSIDE AT MAIN FLOOR WHEN OUTSIDE TEMPERATURE IS -36°C THE BASEMENT TEMPERATURE MAY BE HELD AT +18°C

NOTES:

1. PROVIDE 450 x 450mm OPENABLE PLYWOOD HATCHWAY
2. WHERE PRACTICAL, FULL WIDTH, USED AS EXTERIOR WALL OPENINGS
3. COMBINED VENT AREA OF NOT LESS THAN 1/150th OF INSULATED CEILING AREA
4. ADEQUATE SHALL BE PROVIDED BY EXTENDING THE FACES OF THE FIRST FLOOR JOISTS IN CONCRETE. OR FASTENING THE SILL PLATE TO THE FOUNDATION WITH BOLTS LESS THAN 12.7mm DIAMETER MINIMUM BOLTS SPACED NOT MORE THAN 2.4 m O.C. WITH MINIMUM BOLTS SHALL BE EMBEDDED NOT LESS THAN 100mm IN THE FOUNDATION AND ARE DESIGNED THAT THEY MAY BE TIGHTENED WITHOUT WITHDRAWING THEM FROM THE FOUNDATION
5. PROVIDE 38 x 38mm CROSS BRIDGING ON 1.2 m CENTRE CENTRE BETWEEN ALL FIRST FLOOR JOISTS
6. APPLY 0.15mm POLYETHYLENE AT WALL LEVEL EXTENDING FROM FACE OF WALL STUDS TO BOTTOM OF WALL STUDS
7. 12mm PLYWOOD SOLID SHEATHING MAY BE USED AS AN ALTERNATIVE TO 12mm PLYWOOD CORE MADE TO ANY CODE AND SUPPORTED
8. CONDENSATE AND CONDENSATE LINES CONFORM TO THE REQUIREMENTS OF SUBSECTION 9.32.3% OF THE ALBERTA BUILDING CODE
9. ALL ELECTRICAL FACILITIES SHALL COMPLY WITH SUBSECTION 9.35 OF THE ALBERTA BUILDING CODE WHERE APPLICABLE

ALBERTA HOUSE COST COMPARISON STUDY

SECTIONS

SCALE 1:50

0 0.5 1 2 3 4 5 6m